



**Address:** [448 NORMANDY LN](#)  
**City:** SAGINAW  
**Georeference:** 37070-3-30  
**Subdivision:** SAGINAW NORTH ADDITION  
**Neighborhood Code:** 2N030L

**Latitude:** 32.8744648928  
**Longitude:** -97.3815954829  
**TAD Map:** 2036-436  
**MAPSCO:** TAR-033Q



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SAGINAW NORTH ADDITION  
Block 3 Lot 30

**Jurisdictions:**

CITY OF SAGINAW (021)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$276,363

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02646013

**Site Name:** SAGINAW NORTH ADDITION-3-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,857

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,857

**Land Acres<sup>\*</sup>:** 0.1803

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HAYS LYDIA

**Primary Owner Address:**

448 NORMANDY LN  
SAGINAW, TX 76179-1121

**Deed Date:** 5/14/1998

**Deed Volume:** 0013230

**Deed Page:** 0000159

**Instrument:** 00132300000159

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOMAYOON-NEJAD AZAD;HOMAYOON-NEJAD FARAZ	8/5/1992	00132300000157	0013230	0000157
HOMAYONN-NEJAD;HOMAYONN-NEJAD MOHAMAD T	12/31/1900	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$226,363	\$50,000	\$276,363	\$267,419
2024	\$226,363	\$50,000	\$276,363	\$243,108
2023	\$251,754	\$30,000	\$281,754	\$221,007
2022	\$216,197	\$30,000	\$246,197	\$200,915
2021	\$152,650	\$30,000	\$182,650	\$182,650
2020	\$152,650	\$30,000	\$182,650	\$182,650

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.