

Tarrant Appraisal District

Property Information | PDF

Account Number: 02658194

Address: 812 REED AVE

City: SAGINAW

**Georeference:** 37085-3-4

Subdivision: SAGINAW WEST ESTATES

Neighborhood Code: 2N020Q

Googlet Mapd or type unknown

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

## PROPERTY DATA

Legal Description: SAGINAW WEST ESTATES

Block 3 Lot 4

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: 1978

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Protest Dea

Site Number: 02658194

Latitude: 32.8497893469

**TAD Map:** 2036-428 **MAPSCO:** TAR-047D

Longitude: -97.3759550752

**Site Name:** SAGINAW WEST ESTATES-3-4 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,753
Percent Complete: 100%

Land Sqft\*: 7,285 Land Acres\*: 0.1672

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

HILL MELISSA HILL STEVEN JR

**Primary Owner Address:** 

812 REED AVE SAGINAW, TX 76179 **Deed Date:** 7/28/2023

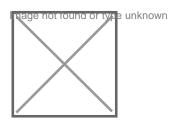
Deed Volume: Deed Page:

**Instrument:** <u>D223134292</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS JANICE M;WELLS ROYCE A	5/7/1990	00099360002004	0009936	0002004
SEARS RALPH	12/31/1900	00000000000000	0000000	0000000

07-27-2025 Page 1

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



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$215,000	\$55,000	\$270,000	\$270,000
2024	\$215,000	\$55,000	\$270,000	\$270,000
2023	\$233,101	\$35,000	\$268,101	\$215,002
2022	\$219,797	\$35,000	\$254,797	\$195,456
2021	\$176,882	\$35,000	\$211,882	\$177,687
2020	\$148,008	\$35,000	\$183,008	\$161,534

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

## **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.

07-27-2025 Page 2

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