



Address: [1240 CHEYENNE CT](#)
City: SAGINAW
Georeference: 18133H-5-16
Subdivision: HIGHLAND STATION ADDITION IIIC
Neighborhood Code: 2N100S

Latitude: 32.880940362
Longitude: -97.3521902212
TAD Map: 2042-440
MAPSCO: TAR-034K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHLAND STATION ADDITION
IIIC Block 5 Lot 16

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: 1999
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07347812
Site Name: HIGHLAND STATION ADDITION IIIC-5-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,447
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
HANSON RYAN MICHAEL
Primary Owner Address:
1240 CHEYENNE CT
SAGINAW, TX 76131

Deed Date: 2/19/2020
Deed Volume:
Deed Page:
Instrument: [D220041429](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| BASS JULIE C;BASS SEAN L | 12/14/2005 | D205381418 | 0000000 | 0000000 |
| MARTELLE COLLEEN;MARTELLE DANIEL | 4/26/2000 | 00143300000391 | 0014330 | 0000391 |
| PULTE HOME CORP OF TEXAS | 1/1/1999 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$164,794 | \$65,000 | \$229,794 | \$229,794 |
| 2024 | \$164,794 | \$65,000 | \$229,794 | \$229,794 |
| 2023 | \$216,630 | \$45,000 | \$261,630 | \$222,444 |
| 2022 | \$157,222 | \$45,000 | \$202,222 | \$202,222 |
| 2021 | \$139,525 | \$45,000 | \$184,525 | \$184,525 |
| 2020 | \$127,833 | \$45,000 | \$172,833 | \$168,942 |

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.