



Address: [416 CANDLESTICK TR](#)
City: SAGINAW
Georeference: 31742-3-4
Subdivision: PARKS ADDITION, THE
Neighborhood Code: 2N030I

Latitude: 32.8705730642
Longitude: -97.37876528
TAD Map: 2036-436
MAPSCO: TAR-033V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKS ADDITION, THE 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: 2000

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Notice Sent Date: 4/15/2025

Notice Value: \$308,618

Protest Deadline Date: 5/15/2025

Site Number: 07379471

Site Name: PARKS ADDITION, THE-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,723

Percent Complete: 100%

Land Sqft^{*}: 6,877

Land Acres^{*}: 0.1578

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:

AH4R PROPERTIES TWO LLC

Primary Owner Address:

23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

Deed Date: 10/10/2024

Deed Volume:

Deed Page:

Instrument: [D224182931](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| WGH TEXAS LLC | 2/19/2014 | D214038696 | 0000000 | 0000000 |
| COLE JEREMY;COLE KATHRYN | 6/23/2006 | D206200282 | 0000000 | 0000000 |
| SANDERS JASON W;SANDERS JENNIFER | 10/24/2000 | 00146070000436 | 0014607 | 0000436 |
| WOODLAND WEST VILLAGE HM INC | 8/30/1999 | 00139990000148 | 0013999 | 0000148 |
| REDINVESTMENTS | 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 | \$219,708 | \$60,000 | \$279,708 | \$279,708 |
| 2024 | \$248,618 | \$60,000 | \$308,618 | \$308,618 |
| 2023 | \$257,044 | \$40,000 | \$297,044 | \$297,044 |
| 2022 | \$217,272 | \$40,000 | \$257,272 | \$257,272 |
| 2021 | \$151,500 | \$40,000 | \$191,500 | \$191,500 |
| 2020 | \$151,500 | \$40,000 | \$191,500 | \$191,500 |

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

There are no exemptions for this property

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.