



**Address:** [636 BLUEJAY DR](#)  
**City:** SAGINAW  
**Georeference:** 17657D-2-13  
**Subdivision:** HEATHER RIDGE ESTATES PH 1  
**Neighborhood Code:** 2N100T

**Latitude:** 32.8729535036  
**Longitude:** -97.358607359  
**TAD Map:** 2042-436  
**MAPSCO:** TAR-034P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HEATHER RIDGE ESTATES PH  
1 Block 2 Lot 13

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 07551355

**Site Name:** HEATHER RIDGE ESTATES PH 1-2-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,464

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

YAMASA CO LTD

**Primary Owner Address:**

PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 8/1/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223137559](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AW ZI;LABYA SENG N	6/6/2017	<a href="#">D217130213</a>		
LEPINE DORIS	12/18/2015	<a href="#">D215285264</a>		
WICKER BURNELL L;WICKER JANICE	9/29/2008	<a href="#">D208377454</a>	0000000	0000000
CARTUS FINANCIAL CORPORATION	8/28/2008	<a href="#">D208377453</a>	0000000	0000000
SEFFRIN SHEILA;SEFFRIN STEVEN	12/21/2000	00147260000003	0014726	0000003
WOODLAND WEST VILLAGE HOMES	10/2/2000	00145830000012	0014583	0000012
HALL RESIDENTIAL ASSOC LTD	1/1/2000	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	\$131,202	\$65,000	\$196,202	\$196,202
2024	\$173,092	\$65,000	\$238,092	\$238,092
2023	\$220,957	\$40,000	\$260,957	\$260,957
2022	\$144,565	\$40,000	\$184,565	\$184,565
2021	\$139,034	\$40,000	\$179,034	\$179,034
2020	\$128,067	\$40,000	\$168,067	\$168,067

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.