



Address: [852 MEADOWLARK DR](#)
City: SAGINAW
Georeference: 17657D-3-7
Subdivision: HEATHER RIDGE ESTATES PH 1
Neighborhood Code: 2N100T

Latitude: 32.8725311536
Longitude: -97.3586641703
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 3 Lot 7

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: 2001
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 07551592
Site Name: HEATHER RIDGE ESTATES PH 1-3-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,480
Percent Complete: 100%
Land Sqft^{*}: 9,104
Land Acres^{*}: 0.2089
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:
AMERICAN RES LEASING CO LLC
Primary Owner Address:
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 8/9/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213211945](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SKEELS DAVID;SKEELS MINDY	5/25/2001	00149340000258	0014934	0000258
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 ⁺
2025	\$189,080	\$65,000	\$254,080	\$254,080
2024	\$222,452	\$65,000	\$287,452	\$287,452
2023	\$315,204	\$40,000	\$355,204	\$355,204
2022	\$200,894	\$40,000	\$240,894	\$240,894
2021	\$185,193	\$40,000	\$225,193	\$225,193
2020	\$175,902	\$40,000	\$215,902	\$215,902

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.