



Address: [804 MEADOWLARK DR](#)
City: SAGINAW
Georeference: 17657D-3-19
Subdivision: HEATHER RIDGE ESTATES PH 1
Neighborhood Code: 2N100T

Latitude: 32.8709336764
Longitude: -97.3576800962
TAD Map: 2042-436
MAPSCO: TAR-034T



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 19

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: 2002

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$315,457

Protest Deadline Date: 5/24/2024

Site Number: 07551827

Site Name: HEATHER RIDGE ESTATES PH 1-3-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,430

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

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:

HANKINS NATHAN W
HANKINS MELANIE R

Primary Owner Address:

804 MEADOWLARK DR
SAGINAW, TX 76131

Deed Date: 11/30/2016

Deed Volume:

Deed Page:

Instrument: [D216279100](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROOT HOLLY A	8/29/2008	D209002854	0000000	0000000
THE BANK OF NEW YORK	5/6/2008	D208173310	0000000	0000000
HUTSELL ANGELA	5/15/2006	D206173322	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	12/19/2005	D205388576	0000000	0000000
WELLS FARGO BANK	12/6/2005	D205367809	0000000	0000000
MARTINEZ ELIZABE; MARTINEZ RUDY JR	3/19/2002	00155760000053	0015576	0000053
WOODLAND WEST VILLAGE HMS INC	12/24/2001	00153890000295	0015389	0000295
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	\$202,428	\$65,000	\$267,428	\$267,428
2024	\$250,457	\$65,000	\$315,457	\$300,406
2023	\$321,092	\$40,000	\$361,092	\$273,096
2022	\$208,269	\$40,000	\$248,269	\$248,269
2021	\$200,071	\$40,000	\$240,071	\$238,453
2020	\$176,775	\$40,000	\$216,775	\$216,775

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.