



Address: [821 MEADOWLARK DR](#)
City: SAGINAW
Georeference: 17657D-4-12
Subdivision: HEATHER RIDGE ESTATES PH 1
Neighborhood Code: 2N100T

Latitude: 32.8717384079
Longitude: -97.357799381
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 4 Lot 12

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$290,521

Protest Deadline Date: 5/24/2024

Site Number: 07552106

Site Name: HEATHER RIDGE ESTATES PH 1-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,898

Percent Complete: 100%

Land Sqft^{*}: 5,619

Land Acres^{*}: 0.1289

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:

WILLYARD SHAUN M

Primary Owner Address:

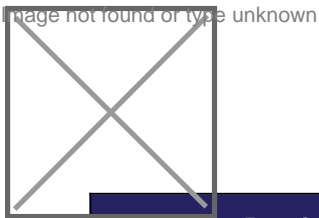
821 MEADOWLARK DR
SAGINAW, TX 76131-4887

Deed Date: 10/26/2005

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D205324441](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLYARD CURTIS;WILLYARD LILLIAN	2/13/2002	00155020000284	0015502	0000284
WOODLAND WEST VILLAGE HOMES	11/23/2001	00153280000224	0015328	0000224
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	\$225,521	\$65,000	\$290,521	\$290,521
2024	\$225,521	\$65,000	\$290,521	\$275,542
2023	\$288,851	\$40,000	\$328,851	\$250,493
2022	\$187,721	\$40,000	\$227,721	\$227,721
2021	\$180,381	\$40,000	\$220,381	\$211,347
2020	\$159,505	\$40,000	\$199,505	\$192,134

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.