



**Address:** [757 CARDINAL DR](#)  
**City:** SAGINAW  
**Georeference:** 17657D-6-2  
**Subdivision:** HEATHER RIDGE ESTATES PH 1  
**Neighborhood Code:** 2N100T

**Latitude:** 32.8712054812  
**Longitude:** -97.3534998059  
**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 6 Lot 2

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$278,814

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

**Site Number:** 07552505

**Site Name:** HEATHER RIDGE ESTATES PH 1-6-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,743

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,260

**Land Acres<sup>\*</sup>:** 0.1666

**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:**

YAZZIE YOLANDA

**Primary Owner Address:**

757 CARDINAL DR  
SAGINAW, TX 76131

**Deed Date:** 12/17/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218277122](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CZECHOWICZ MEGAN G	4/10/2015	<a href="#">D215074639</a>		
TONIPS ERIC;TONIPS KATHERENE ALLEN	2/24/2003	00164620000088	0016462	0000088
KIMBAL HILL HOMES INC	7/26/2002	00158610000097	0015861	0000097
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	\$213,814	\$65,000	\$278,814	\$278,814
2024	\$213,814	\$65,000	\$278,814	\$264,716
2023	\$272,596	\$40,000	\$312,596	\$240,651
2022	\$178,774	\$40,000	\$218,774	\$218,774
2021	\$171,980	\$40,000	\$211,980	\$211,892
2020	\$152,629	\$40,000	\$192,629	\$192,629

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.