



**Address:** [748 CARDINAL DR](#)  
**City:** SAGINAW  
**Georeference:** 17657D-7-26  
**Subdivision:** HEATHER RIDGE ESTATES PH 1  
**Neighborhood Code:** 2N100T

**Latitude:** 32.8716494914  
**Longitude:** -97.3539045977  
**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 7 Lot 26

**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:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07553056  
**Site Name:** HEATHER RIDGE ESTATES PH 1-7-26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,925  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,875  
**Land Acres<sup>\*</sup>:** 0.1578  
**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:**  
MARSHALL CHARANNE A  
**Primary Owner Address:**  
748 CARDINAL DR  
SAGINAW, TX 76131-4876

**Deed Date:** 9/16/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211229673](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESTES KELLY	8/30/2001	00151310000125	0015131	0000125
KIMBALL HILL HOMES TEXAS INC	10/6/2000	00145620000226	0014562	0000226
HALL RESIDENTIAL ASSOC LTD	1/1/2000	00000000000000	0000000	0000000



## VALUES

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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	\$192,641	\$65,000	\$257,641	\$257,641
2024	\$192,641	\$65,000	\$257,641	\$257,641
2023	\$280,262	\$40,000	\$320,262	\$252,453
2022	\$189,503	\$40,000	\$229,503	\$229,503
2021	\$182,112	\$40,000	\$222,112	\$213,828
2020	\$161,091	\$40,000	\$201,091	\$194,389

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

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- 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.