



Address: [712 HUMMINGBIRD TR](#)
City: SAGINAW
Georeference: 17657N-1-2
Subdivision: HEATHER RIDGE ESTATES PHASE II
Neighborhood Code: 2N100T

Latitude: 32.8705530319
Longitude: -97.3578381343
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
PHASE II Block 1 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: \$301,749
Protest Deadline Date: 5/24/2024

Site Number: 07748973
Site Name: HEATHER RIDGE ESTATES PHASE II-1-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,094
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
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:
RITZ JOSEPH A
RITZ MICHAEL J
Primary Owner Address:
712 HUMMINGBIRD TR
FORT WORTH, TX 76131

Deed Date: 8/5/2024
Deed Volume:
Deed Page:
Instrument: [D224138076](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEGER C;STEGER JOSEPH II	11/11/2011	00000000000000	0000000	0000000
STEGER C ALLCOCK;STEGER JOSEPH II	6/9/2010	D210140796	0000000	0000000
TARRANT COUNTY HOUSING PARTNERSHIP INC	12/7/2009	D209321217	0000000	0000000
AMERICAN GENERAL FIN SERV INC	4/17/2009	D209104294	0000000	0000000
MCINTOSH SUSAN	8/26/2002	00159410000173	0015941	0000173
WOODLAND WEST VILLAGE HMS INC	5/23/2002	00157130000254	0015713	0000254
HALL RESIDENTIAL ASSOC	1/1/2001	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	\$236,749	\$65,000	\$301,749	\$301,749
2024	\$236,749	\$65,000	\$301,749	\$276,715
2023	\$303,336	\$40,000	\$343,336	\$251,559
2022	\$196,987	\$40,000	\$236,987	\$228,690
2021	\$179,635	\$40,000	\$219,635	\$207,900
2020	\$149,000	\$40,000	\$189,000	\$189,000

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.