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**Address:** [704 HUMMINGBIRD TR](#)  
**City:** SAGINAW  
**Georeference:** 17657N-1-4  
**Subdivision:** HEATHER RIDGE ESTATES PHASE II  
**Neighborhood Code:** 2N100T

**Latitude:** 32.8703100857  
**Longitude:** -97.3580516457  
**TAD Map:** 2042-436  
**MAPSCO:** TAR-034T



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HEATHER RIDGE ESTATES  
PHASE II Block 1 Lot 4

**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

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

**Site Number:** 07749015

**Site Name:** HEATHER RIDGE ESTATES PHASE II-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,539

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

GUERRA JOSE A  
HUERTA BRENDA

**Primary Owner Address:**

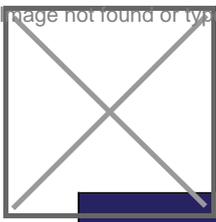
704 HUMMINGBIRD TRL  
FORT WORTH, TX 76131

**Deed Date:** 8/4/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216179296](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOW MICHELLE K;DOW PHILLIP J	7/27/2009	<a href="#">D209209067</a>	0000000	0000000
CLARK MATTHEW;CLARK WADE CLARK	5/26/2005	<a href="#">D205152100</a>	0000000	0000000
SECRETARY OF HUD	12/31/2004	<a href="#">D205055601</a>	0000000	0000000
CHANG MICHAEL;CHANG SANDY	10/2/2002	00160660000030	0016066	0000030
WOODLAND W VILLAGE HOMES INC	5/15/2002	00156880000015	0015688	0000015
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	\$180,268	\$65,000	\$245,268	\$245,268
2024	\$180,268	\$65,000	\$245,268	\$245,268
2023	\$230,176	\$40,000	\$270,176	\$270,176
2022	\$150,503	\$40,000	\$190,503	\$190,503
2021	\$144,728	\$40,000	\$184,728	\$184,728
2020	\$128,289	\$40,000	\$168,289	\$168,289

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

There are no exemptions for this property

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.