



Address: [736 MALLARD DR](#)
City: SAGINAW
Georeference: 17657G-10-13
Subdivision: HEATHER RIDGE ESTATES
Neighborhood Code: 2N100T

Latitude: 32.8692922507
Longitude: -97.3534992705
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
Block 10 Lot 13

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: 2006

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40064379

Site Name: HEATHER RIDGE ESTATES-10-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,298

Percent Complete: 100%

Land Sqft^{*}: 7,094

Land Acres^{*}: 0.1628

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:

ARP 2014-1 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 8/26/2014

Deed Volume:

Deed Page:

Instrument: [D214192570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN RES LEASING CO LLC	4/4/2013	D213101748	0000000	0000000
AMERICAN RES PROPERTIES OP LP	12/12/2012	D212317161	0000000	0000000
FOCUSED REAL PROPERTY SOLUTION	8/30/2011	D211220282	0000000	0000000
FANNIE MAE	11/3/2009	D209293830	0000000	0000000
ISLAS GRISEL	10/31/2006	D206347240	0000000	0000000
HMH LIFESTYLES LP	10/26/2005	D205321456	0000000	0000000
HALL RESIDENTIAL ASSOC LTD	1/1/2002	000000000000000	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	\$257,978	\$65,000	\$322,978	\$322,978
2024	\$290,276	\$65,000	\$355,276	\$355,276
2023	\$361,407	\$45,000	\$406,407	\$406,407
2022	\$246,062	\$45,000	\$291,062	\$291,062
2021	\$211,157	\$45,000	\$256,157	\$256,157
2020	\$198,544	\$45,000	\$243,544	\$243,544

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.