



Address: [717 PHEASANT RD](#)
City: SAGINAW
Georeference: 17657G-11-5
Subdivision: HEATHER RIDGE ESTATES
Neighborhood Code: 2N100T

Latitude: 32.8703033754
Longitude: -97.3545854338
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 11 Lot 5
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: 2003
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$304,313
Protest Deadline Date: 5/24/2024

Site Number: 40064522
Site Name: HEATHER RIDGE ESTATES-11-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,107
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:
CHERIAN SHEELA
PHILLIP CHERIAN T
Primary Owner Address:
717 PHEASANT RD
FORT WORTH, TX 76131
Deed Date: 4/14/2017
Deed Volume:
Deed Page:
Instrument: [D217082730](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS ERICA LYNN	3/2/2009	D209069873	0000000	0000000
LEWIS ERICA;LEWIS JEREMY	6/8/2007	D207255296	0000000	0000000
WACHOVIA BANK NA	1/2/2007	D207009491	0000000	0000000
DATTEY CECILIA	2/25/2004	D204072369	0000000	0000000
KIMBALL HILL HOMES DALLAS LP	9/30/2003	D204101698	0000000	0000000
HALL RESIDENTIAL ASSOC LTD	1/1/2002	0000000000000000	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	\$239,313	\$65,000	\$304,313	\$304,313
2024	\$239,313	\$65,000	\$304,313	\$295,545
2023	\$311,797	\$45,000	\$356,797	\$268,677
2022	\$199,252	\$45,000	\$244,252	\$244,252
2021	\$193,651	\$45,000	\$238,651	\$233,375
2020	\$167,159	\$45,000	\$212,159	\$212,159

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.