



Address: [724 PHEASANT RD](#)
City: SAGINAW
Georeference: 17657G-12-7
Subdivision: HEATHER RIDGE ESTATES
Neighborhood Code: 2N100T

Latitude: 32.8707294155
Longitude: -97.354161996
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 12 Lot 7

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: 2005

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$306,502

Protest Deadline Date: 5/24/2024

Site Number: 40064794

Site Name: HEATHER RIDGE ESTATES-12-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,118

Percent Complete: 100%

Land Sqft^{*}: 7,263

Land Acres^{*}: 0.1667

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:

MANALO STEPHEN
MANALO ERLINDA

Primary Owner Address:

724 PHEASANT RD
SAGINAW, TX 76131-8813

Deed Date: 2/22/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206062539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST MORTGAGE OF AMERICA LTD	10/24/2005	D205338560	0000000	0000000
HALL RESIDENTIAL ASSOC LTD	9/20/2005	D205284058	0000000	0000000
AMERICAN LEGEND HOMES LTD	2/26/2004	D204068093	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	\$241,502	\$65,000	\$306,502	\$306,502
2024	\$241,502	\$65,000	\$306,502	\$297,600
2023	\$314,818	\$45,000	\$359,818	\$270,545
2022	\$200,950	\$45,000	\$245,950	\$245,950
2021	\$195,272	\$45,000	\$240,272	\$233,138
2020	\$168,462	\$45,000	\$213,462	\$211,944

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.