



**Address:** [932 CANARY DR](#)  
**City:** SAGINAW  
**Georeference:** 17657L-1-15  
**Subdivision:** HEATHER RIDGE ESTATES  
**Neighborhood Code:** 2N100T

**Latitude:** 32.8733037881  
**Longitude:** -97.3621792715  
**TAD Map:** 2042-436  
**MAPSCO:** TAR-034N



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 1 Lot 15

**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:** 2004

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 40374963

**Site Name:** HEATHER RIDGE ESTATES-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,166

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,083

**Land Acres<sup>\*</sup>:** 0.2314

**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 LEASEING CO LLC	11/25/2013	<a href="#">D213307898</a>	0000000	0000000
STEWART IEASHA;STEWART MICHAEL T	6/25/2004	<a href="#">D204210230</a>	0000000	0000000
HISTORY MAKER INC	3/29/2004	<a href="#">D204114919</a>	0000000	0000000
HALL RESIDENTIAL ASSOC LTD	1/1/2003	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 <sup>+</sup>
2025	\$214,362	\$65,000	\$279,362	\$279,362
2024	\$242,298	\$65,000	\$307,298	\$307,298
2023	\$304,888	\$40,000	\$344,888	\$344,888
2022	\$200,119	\$40,000	\$240,119	\$240,119
2021	\$178,656	\$40,000	\$218,656	\$218,656
2020	\$163,101	\$40,000	\$203,101	\$203,101

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.