



Address: [944 CANARY DR](#)
City: SAGINAW
Georeference: 17657L-1-18
Subdivision: HEATHER RIDGE ESTATES
Neighborhood Code: 2N100T

Latitude: 32.8737591965
Longitude: -97.3621953412
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 18

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$401,113

Protest Deadline Date: 5/24/2024

Site Number: 40375005

Site Name: HEATHER RIDGE ESTATES-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,378

Percent Complete: 100%

Land Sqft^{*}: 10,745

Land Acres^{*}: 0.2466

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:

MOKAYA DORICA
MONGARE FRIDAH

Primary Owner Address:

944 CANARY DR
SAGINAW, TX 76131

Deed Date: 11/2/2022

Deed Volume:

Deed Page:

Instrument: [D222262601](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFIN APRIL	7/23/2021	D221220676		
SCOGGINS KAREN;SCOGGINS WILLIAM	12/21/2013	D213325177	0000000	0000000
HAMEL CANDICE M;HAMEL PAUL F	6/22/2004	D204210207	0000000	0000000
HISTORY MAKER INC	3/17/2004	D204090670	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 ⁺
2025	\$336,113	\$65,000	\$401,113	\$401,113
2024	\$336,113	\$65,000	\$401,113	\$390,697
2023	\$315,179	\$40,000	\$355,179	\$355,179
2022	\$278,837	\$40,000	\$318,837	\$318,837
2021	\$267,686	\$40,000	\$307,686	\$307,686
2020	\$236,072	\$40,000	\$276,072	\$276,072

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.