



**Address:** [740 SHADOW RIVER DR](#)  
**City:** SAGINAW  
**Georeference:** 37083A-5-15  
**Subdivision:** SAGINAW SPRINGS  
**Neighborhood Code:** 2N030J

**Latitude:** 32.8711985181  
**Longitude:** -97.3898205603  
**TAD Map:** 2030-436  
**MAPSCO:** TAR-033U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SAGINAW SPRINGS Block 5 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:** 2014

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 41644913  
**Site Name:** SAGINAW SPRINGS-5-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,169  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,117  
**Land Acres<sup>\*</sup>:** 0.1633  
**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:**

LAYMANCE MELANIE

**Primary Owner Address:**

740 SHADOW RIVER DR  
SAGINAW, TX 76179

**Deed Date:** 7/13/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220171365](#)

| Previous Owners   | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------|-----------|----------------------------|-------------|-----------|
| MASON MELANIE     | 11/7/2014 | <a href="#">D214249142</a> |             |           |
| MEGATEL HOMES INC | 4/10/2014 | <a href="#">D214077527</a> | 0000000     | 0000000   |
| SAGINAW 40 LTD    | 1/1/2013  | 000000000000000            | 0000000     | 0000000   |



## VALUES

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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 | \$175,955          | \$80,000    | \$255,955    | \$255,955                    |
| 2024 | \$228,082          | \$80,000    | \$308,082    | \$308,082                    |
| 2023 | \$337,403          | \$60,000    | \$397,403    | \$336,200                    |
| 2022 | \$245,636          | \$60,000    | \$305,636    | \$305,636                    |
| 2021 | \$224,506          | \$60,000    | \$284,506    | \$284,506                    |
| 2020 | \$206,735          | \$60,000    | \$266,735    | \$259,359                    |

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

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- 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.