



Address: [312 CATTLEMANS TR](#)
City: SAGINAW
Georeference: 1606-3-15
Subdivision: BAR C RANCH, THE (SAGINAW)
Neighborhood Code: 2N100H

Latitude: 32.8851030726
Longitude: -97.3691660741
TAD Map: 2036-440
MAPSCO: TAR-034J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAR C RANCH, THE
(SAGINAW) Block 3 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: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800015859

Site Name: BAR C RANCH, THE (SAGINAW) 3 15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,599

Percent Complete: 100%

Land Sqft^{*}: 6,900

Land Acres^{*}: 0.1584

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:

ALVARADO MATUSALEN

ALVARADO LETICIA

Primary Owner Address:

312 CATTLEMANS TRL

SAGINAW, TX 76131

Deed Date: 5/12/2023

Deed Volume:

Deed Page:

Instrument: [D223082653](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEFFER FAMILY LIVING TRUST	7/6/2020	D220158549		
PEFFER JULIE ANN REVOCABLE TRUST;PEFFER ROBERT DAVID REVOCABLE TRUST	4/15/2019	D219079014		
ANTARES ACQUISITIONS LLC	9/12/2018	D218205287		

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	\$315,758	\$75,000	\$390,758	\$390,758
2024	\$315,758	\$75,000	\$390,758	\$390,758
2023	\$380,780	\$55,000	\$435,780	\$435,780
2022	\$327,868	\$55,000	\$382,868	\$333,675
2021	\$248,341	\$55,000	\$303,341	\$303,341
2020	\$248,965	\$55,000	\$303,965	\$303,965

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.