



**Address:** [340 CATTLEMANS TR](#)  
**City:** SAGINAW  
**Georeference:** 1606-4-30  
**Subdivision:** BAR C RANCH, THE (SAGINAW)  
**Neighborhood Code:** 2N100H

**Latitude:** 32.8850972411  
**Longitude:** -97.3677804184  
**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 4 Lot 30

**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:** 800015813  
**Site Name:** BAR C RANCH, THE (SAGINAW) 4 30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,712  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,038  
**Land Acres<sup>\*</sup>:** 0.1845  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
BEAUFORD DAVID E  
**Primary Owner Address:**  
340 CATTLEMANS TRL  
FORT WORTH, TX 76131

**Deed Date:** 3/15/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219054735](#)

| Previous Owners      | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------|------------|----------------------------|-------------|-----------|
| IH OPERATIONS LLC    | 1/23/2019  | <a href="#">D219015443</a> |             |           |
| IMPRESSION HOMES LLC | 10/11/2018 | <a href="#">D218232203</a> |             |           |



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 | \$327,715          | \$75,000    | \$402,715    | \$402,715                    |
| 2024 | \$327,715          | \$75,000    | \$402,715    | \$402,715                    |
| 2023 | \$395,204          | \$55,000    | \$450,204    | \$371,712                    |
| 2022 | \$353,045          | \$55,000    | \$408,045    | \$337,920                    |
| 2021 | \$252,200          | \$55,000    | \$307,200    | \$307,200                    |
| 2020 | \$252,200          | \$55,000    | \$307,200    | \$307,200                    |

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.