



Address: [245 CATTLEMANS TR](#)
City: SAGINAW
Georeference: 1606-6-7
Subdivision: BAR C RANCH - SAGINAW, THE
Neighborhood Code: 2N100H

Latitude: 32.8846624132
Longitude: -97.3715506692
TAD Map: 2036-440
MAPSCO: TAR-033M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAR C RANCH - SAGINAW,
THE Block 6 Lot 7

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: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800026564

Site Name: BAR C RANCH - SAGINAW, THE 6 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,893

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:

GIRI DEEPESH
SANYASI DEWAS

Primary Owner Address:

245 CATTLEMANS TRL
FORT WORTH, TX 76131

Deed Date: 9/1/2023

Deed Volume:

Deed Page:

Instrument: [D223159605](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE CYNTHIA;PRICE JERRED	7/7/2022	D222176933		
PRICE CYNTHIA	4/8/2021	D221098301		
SHUDARK MEGAN ASHLEY	12/17/2019	D219293616		
IMPRESSION HOMES LLC	6/7/2019	D219127464		

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	\$270,612	\$75,000	\$345,612	\$345,612
2024	\$270,612	\$75,000	\$345,612	\$345,612
2023	\$324,000	\$55,000	\$379,000	\$379,000
2022	\$235,000	\$55,000	\$290,000	\$290,000
2021	\$199,700	\$55,000	\$254,700	\$254,700
2020	\$199,700	\$55,000	\$254,700	\$254,700

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.