



LOCATION

Address: [713 BLUE RIDGE TR](#)
City: SAGINAW
Georeference: 33470-25-17
Subdivision: RANCHO NORTH ADDITION
Neighborhood Code: 2N020F

Latitude: 32.8500373198
Longitude: -97.3700601867
TAD Map: 2036-428
MAPSCO: TAR-047D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANCHO NORTH ADDITION
Block 25 Lot 17

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: 1976

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02314991

Site Name: RANCHO NORTH ADDITION-25-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,436

Percent Complete: 100%

Land Sqft^{*}: 8,290

Land Acres^{*}: 0.1903

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:

ESPINAL HERLIN JOEL ZUNIGA

Primary Owner Address:

713 BLUE RIDGE TRL
SAGINAW, TX 76179

Deed Date: 7/25/2022

Deed Volume:

Deed Page:

Instrument: [D222187250](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROW SARAH DANIELLE;CROW TRISTAN D	1/18/2022	D222021858		
TRUE EDEN LLC	6/25/2021	D221184841		
WARREN WILLIAM D	12/31/1900	0000000000000000	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	\$0	\$0	\$0	\$0
2024	\$209,296	\$50,000	\$259,296	\$259,296
2023	\$230,000	\$35,000	\$265,000	\$265,000
2022	\$206,725	\$35,000	\$241,725	\$241,725
2021	\$95,000	\$35,000	\$130,000	\$130,000
2020	\$95,000	\$35,000	\$130,000	\$130,000

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.