



## LOCATION

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**Address:** [817 BLUE RIDGE TR](#)  
**City:** SAGINAW  
**Georeference:** 33470-25-25  
**Subdivision:** RANCHO NORTH ADDITION  
**Neighborhood Code:** 2N020F

**Latitude:** 32.8485676489  
**Longitude:** -97.3700578041  
**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

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**Legal Description:** RANCHO NORTH ADDITION  
Block 25 Lot 25

**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:** 02315084

**Site Name:** RANCHO NORTH ADDITION-25-25

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,922

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,215

**Land Acres<sup>\*</sup>:** 0.1885

**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

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**Current Owner:**

MINYARD ALAN

**Primary Owner Address:**

817 BLUE RIDGE TR  
FORT WORTH, TX 76179-2006

**Deed Date:** 12/31/1900

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

## 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	\$0	\$0	\$0	\$0
2024	\$190,000	\$50,000	\$240,000	\$218,582
2023	\$245,679	\$35,000	\$280,679	\$198,711
2022	\$205,220	\$35,000	\$240,220	\$180,646
2021	\$129,224	\$35,000	\$164,224	\$164,224
2020	\$129,224	\$35,000	\$164,224	\$164,224

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.