



## LOCATION

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**Address:** [809 MEADOWLARK DR](#)

**City:** SAGINAW

**Georeference:** 17657D-4-15

**Subdivision:** HEATHER RIDGE ESTATES PH 1

**Neighborhood Code:** 2N100T

**Latitude:** 32.871389441

**Longitude:** -97.3574883367

**TAD Map:** 2042-436

**MAPSCO:** TAR-034T



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:** HEATHER RIDGE ESTATES PH  
1 Block 4 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:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07552130

**Site Name:** HEATHER RIDGE ESTATES PH 1-4-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,582

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,619

**Land Acres<sup>\*</sup>:** 0.1289

**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:**

TICE WELDON DALE

**Primary Owner Address:**

809 MEADOW LARK DR  
SAGINAW, TX 76131

**Deed Date:** 10/11/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217236624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TICE DARLA;TICE WELDON	8/15/2013	<a href="#">D213319143</a>	0000000	0000000
TICE WELDON D	12/19/2007	<a href="#">D207453928</a>	0000000	0000000
LAFRANCE DENA;LAFRANCE PAUL	4/23/2002	00156390000085	0015639	0000085
WOODLAND WEST VILLAGE HOMES	12/28/2001	00154210000120	0015421	0000120
HALL RESIDENTIAL ASSOC LTD	1/1/2000	00000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$184,313	\$65,000	\$249,313	\$234,717
2023	\$235,181	\$40,000	\$275,181	\$213,379
2022	\$153,981	\$40,000	\$193,981	\$193,981
2021	\$148,098	\$40,000	\$188,098	\$188,098
2020	\$131,347	\$40,000	\$171,347	\$171,347

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.