



LOCATION

Address: [713 RAVEN DR](#)

City: SAGINAW

Georeference: 17657D-8-18

Subdivision: HEATHER RIDGE ESTATES PH 1

Neighborhood Code: 2N100T

Latitude: 32.8730705889

Longitude: -97.3567365656

TAD Map: 2042-436

MAPSCO: TAR-034P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HEATHER RIDGE ESTATES PH
1 Block 8 Lot 18

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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07553323

Site Name: HEATHER RIDGE ESTATES PH 1-8-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,261

Percent Complete: 100%

Land Sqft^{*}: 9,539

Land Acres^{*}: 0.2189

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:

MOLINE JASON

MOLINE DIDEM

Primary Owner Address:

713 RAVEN DR

FORT WORTH, TX 76131

Deed Date: 12/15/2023

Deed Volume:

Deed Page:

Instrument: [D223222591](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWILLEY AMY;SWILLEY HUNTER	4/26/2018	D218090070		
ROBINSON FREEMAN	9/26/2012	D212240883	0000000	0000000
FOLTZ DARYL FRANK	7/16/2009	D209203516	0000000	0000000
US BANK NATIONAL ASSOC	5/5/2009	D209124119	0000000	0000000
COPELAND TODD B	6/29/2006	D206208704	0000000	0000000
BRADY DONNA JEAN	2/19/2002	00154920000385	0015492	0000385
FIRST MORTGAGE OF AMERICA INC	11/14/2001	00152830000338	0015283	0000338
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$319,009	\$65,000	\$384,009	\$384,009
2023	\$322,447	\$40,000	\$362,447	\$303,105
2022	\$264,690	\$40,000	\$304,690	\$275,550
2021	\$210,500	\$40,000	\$250,500	\$250,500
2020	\$210,500	\$40,000	\$250,500	\$250,500

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.