



## LOCATION

**Address:** [1004 SWAN CIR](#)

**City:** SAGINAW

**Georeference:** 17657D-9-12

**Subdivision:** HEATHER RIDGE ESTATES PH 1

**Neighborhood Code:** 2N100T

**Latitude:** 32.8736604035

**Longitude:** -97.3554026518

**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 9 Lot 12

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07554060

**Site Name:** HEATHER RIDGE ESTATES PH 1-9-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,334

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,539

**Land Acres<sup>\*</sup>:** 0.2189

**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

**Current Owner:**

NGUYEN DRACO

**Primary Owner Address:**

1004 SWAN CIR

SAGINAW, TX 76131-4895

**Deed Date:** 9/25/2003

**Deed Volume:** 0017287

**Deed Page:** 0000139

**Instrument:** [D203379123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIMBALL HILL HOMES TX INC	10/23/2002	00160880000018	0016088	0000018
HALL RESIDENTIAL ASSOC LTD	1/1/2000	00000000000000	0000000	0000000

## 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	\$251,473	\$65,000	\$316,473	\$302,404
2023	\$321,116	\$40,000	\$361,116	\$274,913
2022	\$209,921	\$40,000	\$249,921	\$249,921
2021	\$201,857	\$40,000	\$241,857	\$237,023
2020	\$178,913	\$40,000	\$218,913	\$215,475

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.