



## LOCATION

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**Address:** [1012 CRANE CIR](#)

**City:** SAGINAW

**Georeference:** 17657D-9-18

**Subdivision:** HEATHER RIDGE ESTATES PH 1

**Neighborhood Code:** 2N100T

**Latitude:** 32.8740435272

**Longitude:** -97.3543275393

**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

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**Legal Description:** HEATHER RIDGE ESTATES PH  
1 Block 9 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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07554168

**Site Name:** HEATHER RIDGE ESTATES PH 1-9-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,729

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,104

**Land Acres<sup>\*</sup>:** 0.2089

**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:**

AMH 2015-2 BORROWER LLC

**Primary Owner Address:**

30601 AGOURA RD STE 200  
AGOURA HILLS, CA 91301

**Deed Date:** 9/22/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215216824](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES 8 LLC	2/3/2015	<a href="#">D215037367</a>		
MELCHOR C P;MELCHOR KRISTEN E	8/30/2004	<a href="#">D204278573</a>	0000000	0000000
KIMBALL HILL HOMES TEXAS INC	9/23/2002	00160020000188	0016002	0000188
HALL RESIDENTIAL ASSOC LTD	1/1/2000	000000000000000	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	\$181,013	\$65,000	\$246,013	\$246,013
2023	\$248,577	\$40,000	\$288,577	\$288,577
2022	\$170,195	\$40,000	\$210,195	\$210,195
2021	\$147,941	\$40,000	\$187,941	\$187,941
2020	\$147,941	\$40,000	\$187,941	\$187,941

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.