



## LOCATION

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**Address:** [937 MOCKINGBIRD DR](#)

**City:** SAGINAW

**Georeference:** 17657D-11-12

**Subdivision:** HEATHER RIDGE ESTATES PH 1

**Neighborhood Code:** 2N100T

**Latitude:** 32.8727665501

**Longitude:** -97.3528276963

**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 11 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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07554885

**Site Name:** HEATHER RIDGE ESTATES PH 1-11-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,671

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,113

**Land Acres<sup>\*</sup>:** 0.1632

**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:**

TRICON SFR 2024-3 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 8/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224142819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH HOLDING LP	6/22/2023	<a href="#">D223110884</a>		
HUWA LLC	1/1/2019	<a href="#">D219052985</a>		
HULU LLC & WAMMN INV LLC	8/31/2012	<a href="#">D212260344</a>	0000000	0000000
HULU LLC ETAL GEORGE RODDY CO	8/5/2009	<a href="#">D209232802</a>	0000000	0000000
HULU LLC	8/4/2009	<a href="#">D209208072</a>	0000000	0000000
GARZA KELLY;GARZA MIGUEL A	9/2/2005	<a href="#">D205266214</a>	0000000	0000000
AMERICAN LEGEND HOMES LTD	3/29/2004	<a href="#">D204100965</a>	0000000	0000000
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	\$174,000	\$65,000	\$239,000	\$239,000
2023	\$247,400	\$40,000	\$287,400	\$287,400
2022	\$164,466	\$40,000	\$204,466	\$204,466
2021	\$160,795	\$40,000	\$200,795	\$200,795
2020	\$142,432	\$40,000	\$182,432	\$182,432

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.