



**Address:** [804 WILLOW CT](#)  
**City:** SAGINAW  
**Georeference:** 47149K-2-9  
**Subdivision:** WILLOW CREEK ESTATES-SAGINAW  
**Neighborhood Code:** 2N020D

**Latitude:** 32.8530119992  
**Longitude:** -97.3767576534  
**TAD Map:** 2036-428  
**MAPSCO:** TAR-047D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILLOW CREEK ESTATES-SAGINAW Block 2 Lot 9

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06917518

**Site Name:** WILLOW CREEK ESTATES-SAGINAW-2-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,405

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,728

**Land Acres<sup>\*</sup>:** 0.2692

**Pool:** Y

<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:**

WILLARS MELANIE

**Primary Owner Address:**

804 WILLOW CT  
SAGINAW, TX 76179-1858

**Deed Date:** 8/19/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211210212](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZAPATA VICTOR D	11/29/1999	00141350000196	0014135	0000196
FIRST NATL BANK CHICAGO TR	4/7/1998	00131760000474	0013176	0000474
RIGGS JOHNNY C;RIGGS MELBA A	12/6/1996	00126040001723	0012604	0001723
SUTTER HOMES INC	7/23/1996	00124540000326	0012454	0000326
GRACE W E	1/1/1996	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	\$288,193	\$70,000	\$358,193	\$358,193
2024	\$288,193	\$70,000	\$358,193	\$358,193
2023	\$341,004	\$50,000	\$391,004	\$334,324
2022	\$253,931	\$50,000	\$303,931	\$303,931
2021	\$238,512	\$50,000	\$288,512	\$288,512
2020	\$218,484	\$50,000	\$268,484	\$268,484

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.