



Address: [621 BABBLING BROOK DR](#)
City: SAGINAW
Georeference: 46528-5-12
Subdivision: WHISPERWOOD ESTATES ADDITION
Neighborhood Code: 2N030H

Latitude: 32.8673606473
Longitude: -97.3856728562
TAD Map: 2030-436
MAPSCO: TAR-033U



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

PROPERTY DATA

Legal Description: WHISPERWOOD ESTATES
ADDITION Block 5 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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07092644

Site Name: WHISPERWOOD ESTATES ADDITION-5-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,371

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

TRICON SFR 2023-2 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE
TUSTIN, CA 92780

Deed Date: 11/29/2023

Deed Volume:

Deed Page:

Instrument: [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	D217196854		
TAH HOLDING LP	5/3/2016	D216107970		
BRYANT TINA	6/10/2011	D211148690	0000000	0000000
FEDERAL NATIONA MORTGAGE ASSOC	3/14/2011	D211063581	0000000	0000000
AMERICAN HM MTG SERVICING INC	3/3/2011	D211053898	0000000	0000000
FIVE CROWNS LANDMARK LP	9/19/2006	D206313740	0000000	0000000
VAKIS ANDREW JR	1/10/2006	D206020812	0000000	0000000
CLASSIC CENTURY HOMES LTD	8/19/2005	D205256722	0000000	0000000
CLASSIC CENTURY HOMES INC	11/22/2002	00161870000135	0016187	0000135
MTW/FOSSIL LAKE LTD	1/1/2000	00144410000240	0014441	0000240
MTW CENTRE COURT INC	1/1/1997	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	\$160,222	\$60,000	\$220,222	\$220,222
2024	\$192,403	\$60,000	\$252,403	\$252,403
2023	\$206,844	\$40,000	\$246,844	\$246,844
2022	\$170,914	\$40,000	\$210,914	\$210,914
2021	\$135,000	\$40,000	\$175,000	\$175,000
2020	\$128,068	\$40,000	\$168,068	\$168,068

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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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.