



**Address:** [421 ASBURY DR](#)  
**City:** SAGINAW  
**Georeference:** 47163E-2-1  
**Subdivision:** WILLOWSTONE ESTATES-SAGINAW  
**Neighborhood Code:** 2N030K

**Latitude:** 32.8671410185  
**Longitude:** -97.3744094159  
**TAD Map:** 2036-436  
**MAPSCO:** TAR-033V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILLOWSTONE ESTATES-SAGINAW Block 2 Lot 1

**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:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$345,661

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

**Site Number:** 07558791

**Site Name:** WILLOWSTONE ESTATES-SAGINAW-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,716

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,969

**Land Acres<sup>\*</sup>:** 0.1599

**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:**

TOBAR FERNANDO  
TOBAR ROSARIO

**Primary Owner Address:**

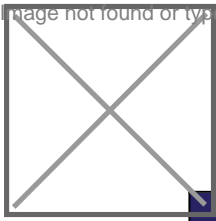
421 ASBURY DR  
SAGINAW, TX 76179-0958

**Deed Date:** 10/27/2000

**Deed Volume:** 0014596

**Deed Page:** 0000278

**Instrument:** 00145960000278



Previous Owners	Date	Instrument	Deed Volume	Deed Page
P&G DEVELOPMENT LP	9/14/2000	00145350000359	0014535	0000359
MARVIN H K TR	1/1/2000	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	\$240,000	\$60,000	\$300,000	\$300,000
2024	\$285,661	\$60,000	\$345,661	\$301,583
2023	\$300,671	\$40,000	\$340,671	\$274,166
2022	\$250,164	\$40,000	\$290,164	\$249,242
2021	\$203,282	\$40,000	\$243,282	\$226,584
2020	\$189,340	\$40,000	\$229,340	\$205,985

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.