



**Address:** [304 WILLOW VISTA DR](#)  
**City:** SAGINAW  
**Georeference:** 47159-1-2  
**Subdivision:** WILLOW VISTA ESTATES  
**Neighborhood Code:** 2N020B

**Latitude:** 32.8615262125  
**Longitude:** -97.3745058555  
**TAD Map:** 2036-432  
**MAPSCO:** TAR-033Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILLOW VISTA ESTATES Block  
1 Lot 2

**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:** 2002

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40088790

**Site Name:** WILLOW VISTA ESTATES-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,948

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,390

**Land Acres<sup>\*</sup>:** 0.1696

**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

**Current Owner:**

ROGERS TOMMY J

**Primary Owner Address:**

304 WILLOW VISTA DR  
SAGINAW, TX 76179

**Deed Date:** 12/27/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212317795](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILL JAMES	3/23/2007	<a href="#">D207106907</a>	0000000	0000000
INTERIM CAPITAL LTD	9/5/2002	00159930000347	0015993	0000347
P & G DEVELOPMENT LP	6/12/2002	00158250000177	0015825	0000177
SAGINAW JOINT VENTURE	1/1/2002	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	\$223,885	\$65,000	\$288,885	\$288,885
2024	\$223,885	\$65,000	\$288,885	\$288,885
2023	\$246,749	\$40,000	\$286,749	\$268,528
2022	\$241,375	\$40,000	\$281,375	\$244,116
2021	\$181,924	\$40,000	\$221,924	\$221,924
2020	\$181,924	\$40,000	\$221,924	\$221,924

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.