



Address: [344 WILLOW VISTA DR](#)
City: SAGINAW
Georeference: 47159-1-12
Subdivision: WILLOW VISTA ESTATES
Neighborhood Code: 2N020B

Latitude: 32.863353561
Longitude: -97.3745182843
TAD Map: 2036-432
MAPSCO: TAR-033V



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 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: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40088901

Site Name: WILLOW VISTA ESTATES-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,966

Percent Complete: 100%

Land Sqft^{*}: 8,448

Land Acres^{*}: 0.1939

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:

WATKINS RICKY B

WATKINS JODY L

Primary Owner Address:

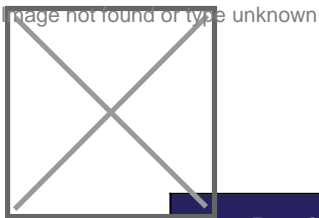
344 WILLOW VISTA DR
SAGINAW, TX 76179-1389

Deed Date: 6/18/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204192418](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 ⁺
2025	\$226,505	\$65,000	\$291,505	\$291,505
2024	\$226,505	\$65,000	\$291,505	\$291,505
2023	\$285,950	\$40,000	\$325,950	\$290,359
2022	\$249,568	\$40,000	\$289,568	\$263,963
2021	\$199,966	\$40,000	\$239,966	\$239,966
2020	\$190,280	\$40,000	\$230,280	\$230,280

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.