



**Address:** [309 WILLOW VISTA DR](#)  
**City:** SAGINAW  
**Georeference:** 47159-2-2  
**Subdivision:** WILLOW VISTA ESTATES  
**Neighborhood Code:** 2N020B

**Latitude:** 32.8617198542  
**Longitude:** -97.3750315197  
**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  
2 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:** TEXAS TAX PROTEST (05909)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$273,500  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40088952  
**Site Name:** WILLOW VISTA ESTATES-2-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,629  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,260  
**Land Acres<sup>\*</sup>:** 0.1666  
**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:**  
VARGAS OLEGARIO III  
**Primary Owner Address:**  
309 WILLOW VISTA DR  
SAGINAW, TX 76179-1390

**Deed Date:** 9/25/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208385346](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATL TRUST	8/5/2008	<a href="#">D208337503</a>	0000000	0000000
BURGESS JEFFREY;BURGESS MIRANDA	7/15/2005	<a href="#">D205217244</a>	0000000	0000000
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	\$208,500	\$65,000	\$273,500	\$270,859
2024	\$208,500	\$65,000	\$273,500	\$246,235
2023	\$248,878	\$40,000	\$288,878	\$223,850
2022	\$193,000	\$40,000	\$233,000	\$203,500
2021	\$145,000	\$40,000	\$185,000	\$185,000
2020	\$145,000	\$40,000	\$185,000	\$185,000

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.