



**Address:** [317 WILLOW VISTA DR](#)  
**City:** SAGINAW  
**Georeference:** 47159-2-4  
**Subdivision:** WILLOW VISTA ESTATES  
**Neighborhood Code:** 2N020B

**Latitude:** 32.8620842408  
**Longitude:** -97.3750346047  
**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 4

**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:** 2006

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$346,971

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

**Site Number:** 40088979

**Site Name:** WILLOW VISTA ESTATES-2-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,312

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,260

**Land Acres<sup>\*</sup>:** 0.1666

**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:**

ARAIZA JUAN R  
ANAYA VERONICA S

**Primary Owner Address:**

317 WILLOW VISTA DR  
SAGINAW, TX 76179

**Deed Date:** 3/13/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215053029](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOA GUADALUPE;LOA MARSHA G	5/8/2006	<a href="#">D206149825</a>	0000000	0000000
CHELDAN HOMES LP	10/21/2005	<a href="#">D205340673</a>	0000000	0000000
THE RESORT AT EAGLE MT LAKE LP	10/20/2005	<a href="#">D205340667</a>	0000000	0000000
INTERIM CAPITAL LTD	6/11/2004	<a href="#">D204192102</a>	0000000	0000000
CLARITY HOMES LLC	11/7/2003	<a href="#">D203433632</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	\$281,971	\$65,000	\$346,971	\$346,971
2024	\$281,971	\$65,000	\$346,971	\$339,360
2023	\$327,552	\$40,000	\$367,552	\$308,509
2022	\$268,679	\$40,000	\$308,679	\$280,463
2021	\$214,966	\$40,000	\$254,966	\$254,966
2020	\$204,463	\$40,000	\$244,463	\$244,463

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.