



Address: [321 WILLOW VISTA DR](#)
City: SAGINAW
Georeference: 47159-2-5
Subdivision: WILLOW VISTA ESTATES
Neighborhood Code: 2N020B

Latitude: 32.8622659657
Longitude: -97.3750348501
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 5

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)

Notice Sent Date: 4/15/2025

Notice Value: \$353,615

Protest Deadline Date: 5/24/2024

Site Number: 40088987

Site Name: WILLOW VISTA ESTATES-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,907

Percent Complete: 100%

Land Sqft^{*}: 7,260

Land Acres^{*}: 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:

GREGORY NATHAN
GREGORY JENNIFER

Primary Owner Address:

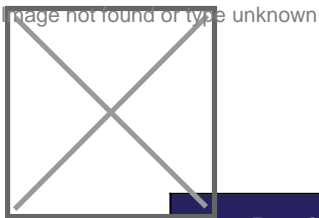
321 WILLOW VISTA DR
SAGINAW, TX 76179-1390

Deed Date: 12/12/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204011788](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
INTERIM CAPITAL LTD	7/31/2003	D203293994	0017051	0000164
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	\$288,615	\$65,000	\$353,615	\$353,615
2024	\$288,615	\$65,000	\$353,615	\$344,729
2023	\$341,715	\$40,000	\$381,715	\$313,390
2022	\$296,000	\$40,000	\$336,000	\$284,900
2021	\$219,000	\$40,000	\$259,000	\$259,000
2020	\$219,000	\$40,000	\$259,000	\$259,000

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.