



**Address:** [540 GRIFFITH DR](#)  
**City:** SAGINAW  
**Georeference:** 7856-1-39  
**Subdivision:** COMMONS AT WILLOW CREEK  
**Neighborhood Code:** 2N030B

**Latitude:** 32.8727479933  
**Longitude:** -97.3826172801  
**TAD Map:** 2036-436  
**MAPSCO:** TAR-033Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** COMMONS AT WILLOW CREEK  
Block 1 Lot 39

**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:** 2004  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$341,180  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40158403  
**Site Name:** COMMONS AT WILLOW CREEK-1-39  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,055  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**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:**  
MAYENGA JAMES N  
MAYENGA FARIDAH  
**Primary Owner Address:**  
540 GRIFFITH DR  
SAGINAW, TX 76179-0982

**Deed Date:** 2/7/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211035195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYENGA JAMES	7/10/2009	<a href="#">D209192107</a>	0000000	0000000
HAMILTON CHRISTOPHER TODD	1/17/2009	<a href="#">D209109642</a>	0000000	0000000
HAMILTON CHRISTOPHER;HAMILTON J	3/29/2006	<a href="#">D206094364</a>	0000000	0000000
C & N GROUP LP	2/27/2004	<a href="#">D204068429</a>	0000000	0000000
TARRANT WEST II LTD	1/1/2002	0000000000000000	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	\$271,180	\$70,000	\$341,180	\$333,607
2024	\$271,180	\$70,000	\$341,180	\$303,279
2023	\$286,442	\$45,000	\$331,442	\$275,708
2022	\$243,537	\$45,000	\$288,537	\$250,644
2021	\$182,858	\$45,000	\$227,858	\$227,858
2020	\$183,718	\$45,000	\$228,718	\$228,718

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)
- DISABLED VET 30 to 49 PCT 11.22

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.