



Address: [432 GRIFFITH DR](#)
City: SAGINAW
Georeference: 7856-1-51
Subdivision: COMMONS AT WILLOW CREEK
Neighborhood Code: 2N030B

Latitude: 32.872759236
Longitude: -97.3801539487
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 51

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$341,183

Protest Deadline Date: 5/24/2024

Site Number: 40158535

Site Name: COMMONS AT WILLOW CREEK-1-51

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,019

Percent Complete: 100%

Land Sqft^{*}: 8,074

Land Acres^{*}: 0.1853

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:

SMITH PHILLIP
SMITH PATRICIA

Primary Owner Address:

432 GRIFFITH DR
SAGINAW, TX 76179-0980

Deed Date: 5/22/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209139470](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONG BEACH MTG LOAN TR 2003-7	3/12/2008	D208090553	0000000	0000000
TURNER NANCY	6/16/2005	D209139469	0000000	0000000
BUESCHER INTEREST LP	1/17/2005	D205024155	0000000	0000000
CLASSIC CENTURY HOMES LTD	1/22/2003	00163690000131	0016369	0000131
TARRANT WEST II LTD	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	\$271,183	\$70,000	\$341,183	\$334,018
2024	\$271,183	\$70,000	\$341,183	\$303,653
2023	\$286,396	\$45,000	\$331,396	\$276,048
2022	\$243,625	\$45,000	\$288,625	\$250,953
2021	\$183,139	\$45,000	\$228,139	\$228,139
2020	\$183,997	\$45,000	\$228,997	\$228,997

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.