



**Address:** [961 SHERRY LN](#)  
**City:** SAGINAW  
**Georeference:** 7856-3-17  
**Subdivision:** COMMONS AT WILLOW CREEK  
**Neighborhood Code:** 2N030B

**Latitude:** 32.8723446961  
**Longitude:** -97.3826943335  
**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 3 Lot 17

**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:** 5/1/2025

**Notice Value:** \$337,187

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

**Site Number:** 40158543

**Site Name:** COMMONS AT WILLOW CREEK-3-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,952

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

NGUYEN ETHAN QUANG  
NGUYEN CAN VAN

**Primary Owner Address:**

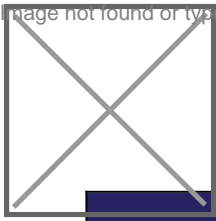
961 SHERRY LN  
FORT WORTH, TX 76179

**Deed Date:** 11/10/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216267701](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAGLE JAMES;RAGLE JULIE	12/29/2004	<a href="#">D205001060</a>	0000000	0000000
CROSS TIMBER DEVELOPMENT CORP	3/29/2004	<a href="#">D204100389</a>	0000000	0000000
TARRANT WEST II LTD	1/1/2002	000000000000000	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	\$267,187	\$70,000	\$337,187	\$330,827
2024	\$267,187	\$70,000	\$337,187	\$300,752
2023	\$282,103	\$45,000	\$327,103	\$273,411
2022	\$240,211	\$45,000	\$285,211	\$248,555
2021	\$180,959	\$45,000	\$225,959	\$225,959
2020	\$181,811	\$45,000	\$226,811	\$226,811

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.