



Address: [940 VIRGINIA LN](#)
City: SAGINAW
Georeference: 7856-5-11
Subdivision: COMMONS AT WILLOW CREEK
Neighborhood Code: 2N030B

Latitude: 32.8716582792
Longitude: -97.3811957075
TAD Map: 2036-436
MAPSCO: TAR-033U



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 5 Lot 11

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: \$345,369

Protest Deadline Date: 5/24/2024

Site Number: 40159132

Site Name: COMMONS AT WILLOW CREEK-5-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,143

Percent Complete: 100%

Land Sqft^{*}: 7,560

Land Acres^{*}: 0.1735

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:

MAUS DAVID
MAUS CYNDE

Primary Owner Address:

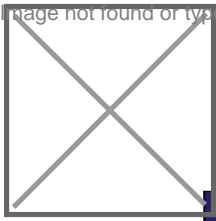
940 VIRGINIA LN
SAGINAW, TX 76179-0976

Deed Date: 9/7/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204286293](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
C & N GROUP INC	8/5/2003	D203305638	0017084	0000088
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 ⁺
2025	\$275,369	\$70,000	\$345,369	\$337,435
2024	\$275,369	\$70,000	\$345,369	\$306,759
2023	\$280,000	\$45,000	\$325,000	\$278,872
2022	\$232,113	\$45,000	\$277,113	\$253,520
2021	\$185,473	\$45,000	\$230,473	\$230,473
2020	\$186,345	\$45,000	\$231,345	\$231,345

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.