



Address: [576 GRIFFITH DR](#)
City: SAGINAW
Georeference: 7856-1-30
Subdivision: COMMONS AT WILLOW CREEK
Neighborhood Code: 2N030B

Latitude: 32.8727461474
Longitude: -97.3844738262
TAD Map: 2030-436
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 30

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: 2012

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$312,856

Protest Deadline Date: 5/24/2024

Site Number: 40805689

Site Name: COMMONS AT WILLOW CREEK-1-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,056

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

COUTINO ABRAHAM

Primary Owner Address:

576 GRIFFITH DR
FORT WORTH, TX 76179

Deed Date: 10/30/2018

Deed Volume:

Deed Page:

Instrument: [D218242222](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------|------------|----------------------------|-------------|-----------|
| DIXON SHIRLEY NADINE | 11/20/2015 | D215264268 | | |
| DIXON SHIRLEY N | 11/20/2015 | D215264268 | | |
| TUNE MARY E;TUNE ROBERT | 11/30/2012 | D212295180 | 0000000 | 0000000 |
| BLOOMFIELD HOMES LP | 1/10/2011 | D211011276 | 0000000 | 0000000 |
| JEFFERSON BANK | 12/4/2007 | D207428634 | 0000000 | 0000000 |
| C & N GROUP LP | 4/14/2006 | D206122336 | 0000000 | 0000000 |
| TARRANT WEST II LTD | 1/1/2005 | 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 | \$242,856 | \$70,000 | \$312,856 | \$312,856 |
| 2024 | \$242,856 | \$70,000 | \$312,856 | \$307,794 |
| 2023 | \$262,289 | \$45,000 | \$307,289 | \$279,813 |
| 2022 | \$251,938 | \$45,000 | \$296,938 | \$254,375 |
| 2021 | \$186,250 | \$45,000 | \$231,250 | \$231,250 |
| 2020 | \$186,250 | \$45,000 | \$231,250 | \$231,250 |

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.