



**Address:** [577 GRIFFITH DR](#)  
**City:** SAGINAW  
**Georeference:** 7856-2-21  
**Subdivision:** COMMONS AT WILLOW CREEK  
**Neighborhood Code:** 2N030B

**Latitude:** 32.8722656515  
**Longitude:** -97.3846063581  
**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 2 Lot 21

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$373,959

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

**Site Number:** 40805808

**Site Name:** COMMONS AT WILLOW CREEK-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,716

**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:**

ALLEN JOHN DAVID  
ALLEN LORI

**Primary Owner Address:**

577 GRIFFITH DR  
SAGINAW, TX 76179

**Deed Date:** 8/23/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216196858](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COBB JASON;COBB NICOLE	8/29/2008	<a href="#">D208344009</a>	0000000	0000000
CROSS TIMBER DEVELOPMENT CORP	3/25/2008	<a href="#">D208106047</a>	0000000	0000000
FIRST SECURITY BANK	3/24/2008	<a href="#">D208106057</a>	0000000	0000000
C & N GROUP LP	3/24/2006	<a href="#">D206092740</a>	0000000	0000000
TARRANT WEST II LTD	1/1/2005	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	\$303,959	\$70,000	\$373,959	\$373,959
2024	\$303,959	\$70,000	\$373,959	\$346,512
2023	\$328,959	\$45,000	\$373,959	\$315,011
2022	\$290,453	\$45,000	\$335,453	\$286,374
2021	\$215,340	\$45,000	\$260,340	\$260,340
2020	\$215,340	\$45,000	\$260,340	\$260,340

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.