



**Address:** [117 WATER WOOD DR](#)  
**City:** SAGINAW  
**Georeference:** 47149K-11-21  
**Subdivision:** WILLOW CREEK ESTATES-SAGINAW  
**Neighborhood Code:** 2N020D

**Latitude:** 32.8573597179  
**Longitude:** -97.3777777118  
**TAD Map:** 2036-432  
**MAPSCO:** TAR-033Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WILLOW CREEK ESTATES-SAGINAW Block 11 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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41029534

**Site Name:** WILLOW CREEK ESTATES-SAGINAW-11-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,451

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

GARCIA ANDREW M

**Primary Owner Address:**

117 WATER WOOD DR  
SAGINAW, TX 76179

**Deed Date:** 8/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220211658](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTOPHER DAVID;CHRISTOPHER FREDDA	2/22/2007	<a href="#">D207066878</a>	0000000	0000000
MEARSTONE PROPERTIES LP	5/25/2006	<a href="#">D206178586</a>	0000000	0000000
WILLOW CREEK PROPERTY LP	1/1/2006	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	\$283,954	\$70,000	\$353,954	\$353,954
2024	\$283,954	\$70,000	\$353,954	\$353,954
2023	\$333,000	\$50,000	\$383,000	\$332,840
2022	\$252,582	\$50,000	\$302,582	\$302,582
2021	\$236,068	\$50,000	\$286,068	\$286,068
2020	\$214,646	\$50,000	\$264,646	\$264,646

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.