

Tarrant Appraisal District

Property Information | PDF

Account Number: 41029534

Address: 117 WATER WOOD DR

City: SAGINAW

Georeference: 47149K-11-21

Subdivision: WILLOW CREEK ESTATES-SAGINAW

Neighborhood Code: 2N020D

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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

+++ Rounded.

Protest Deadline Date: 5/24/2024

Site Number: 41029534

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

Latitude: 32.8573597179

**TAD Map:** 2036-432 **MAPSCO:** TAR-033Z

Longitude: -97.377777118

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,451
Percent Complete: 100%

cicciii oompicie: 1007

Land Sqft\*: 7,200 Land Acres\*: 0.1652

Pool: N

This represents one or

## **OWNER INFORMATION**

Current Owner:

GARCIA ANDREW M

Primary Owner Address:

Deed Date: 8/25/2020

Deed Volume:

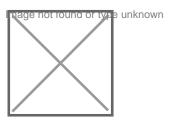
Deed Page:

117 WATER WOOD DR SAGINAW, TX 76179 Instrument: D220211658

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTOPHER DAVID;CHRISTOPHER FREDDA	2/22/2007	D207066878	0000000	0000000
MEARSTONE PROPERTIES LP	5/25/2006	D206178586	0000000	0000000
WILLOW CREEK PROPERTY LP	1/1/2006	00000000000000	0000000	0000000

08-17-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$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.

## **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.

08-17-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.