



Address: [804 WILLOW WOOD DR](#)
City: SAGINAW
Georeference: 47149K-13-15
Subdivision: WILLOW CREEK ESTATES-SAGINAW
Neighborhood Code: 2N020D

Latitude: 32.8582785766
Longitude: -97.3783926725
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 13 Lot 15

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: 2014

Personal Property Account: N/A

Agent: D ALAN BOWLBY & ASSOCIATES INC (01196)

Protest Deadline Date: 5/24/2024

Site Number: 41030044

Site Name: WILLOW CREEK ESTATES-SAGINAW-13-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,034

Percent Complete: 100%

Land Sqft^{*}: 7,233

Land Acres^{*}: 0.1660

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LIU ZHONGNAN

Primary Owner Address:

13643 37TH AVE APT 5H
FLUSHING, NY 11354-4189

Deed Date: 9/16/2015

Deed Volume:

Deed Page:

Instrument: [D215210343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANG ONE HOLDINGS LLC	9/15/2015	D215210342		
WYATT JAMES LLC	7/1/2015	D215144626		
RANG ONE HOLDINGS LLC	5/17/2013	D213131641	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 ⁺
2025	\$248,082	\$70,000	\$318,082	\$318,082
2024	\$272,096	\$70,000	\$342,096	\$342,096
2023	\$322,432	\$50,000	\$372,432	\$372,432
2022	\$243,899	\$50,000	\$293,899	\$293,899
2021	\$221,596	\$50,000	\$271,596	\$271,596
2020	\$208,939	\$50,000	\$258,939	\$258,939

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

There are no exemptions for this property

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.