



**Address:** [505 LEATHERMAN DR](#)  
**City:** SAGINAW  
**Georeference:** 7856-1-2  
**Subdivision:** COMMONS AT WILLOW CREEK  
**Neighborhood Code:** 2N030B

**Latitude:** 32.8697886376  
**Longitude:** -97.3837805688  
**TAD Map:** 2030-436  
**MAPSCO:** TAR-033U



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 2

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$331,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41187601  
**Site Name:** COMMONS AT WILLOW CREEK-1-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,002  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,323  
**Land Acres<sup>\*</sup>:** 0.1910  
**Pool:** N

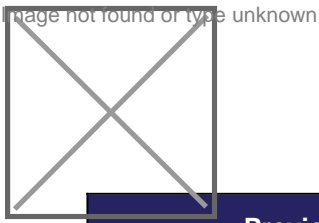
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
DEAN FAMILY TRUST  
**Primary Owner Address:**  
505 LEATHERMAN DR  
FORT WORTH, TX 76179

**Deed Date:** 8/14/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220201996](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEAN BILLY II;DEAN LUCY	2/15/2007	<a href="#">D207064584</a>	0000000	0000000
CROSS TIMBER DEVELOPMENT CORP	10/27/2006	<a href="#">D206348735</a>	0000000	0000000
TARRANT WEST II LTD	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	\$242,000	\$70,000	\$312,000	\$312,000
2024	\$261,000	\$70,000	\$331,000	\$295,481
2023	\$290,022	\$45,000	\$335,022	\$268,619
2022	\$243,981	\$45,000	\$288,981	\$244,199
2021	\$176,999	\$45,000	\$221,999	\$221,999
2020	\$176,999	\$45,000	\$221,999	\$221,999

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.