



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⁺⁺⁺: 2,002

Percent Complete: 100%

Land Sqft^{*}: 8,323

Land Acres^{*}: 0.1910

Pool: N

⁺⁺⁺ Rounded.

^{*} 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:

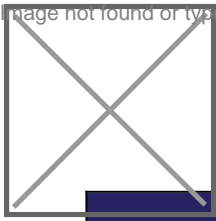
505 LEATHERMAN DR
FORT WORTH, TX 76179

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	D207064584	0000000	0000000
CROSS TIMBER DEVELOPMENT CORP	10/27/2006	D206348735	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 ⁺
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.