

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41187660

Address: 525 LEATHERMAN DR

City: SAGINAW

Georeference: 7856-1-7

Subdivision: COMMONS AT WILLOW CREEK

Neighborhood Code: 2N030B

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

## PROPERTY DATA

Legal Description: COMMONS AT WILLOW CREEK

Block 1 Lot 7

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41187660

Site Name: COMMONS AT WILLOW CREEK-1-7

Site Class: A1 - Residential - Single Family

Latitude: 32.8698651457

**TAD Map:** 2030-436 **MAPSCO:** TAR-033U

Longitude: -97.384802344

Parcels: 1

Approximate Size+++: 2,504
Percent Complete: 100%

Land Sqft\*: 7,362 Land Acres\*: 0.1690

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

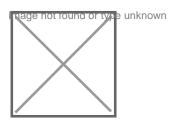
Current Owner:Deed Date: 4/27/2023YOUNG MARKEY SRDeed Volume:Primary Owner Address:Deed Page:

525 LEATHERMAN DR SAGINAW, TX 76179 Instrument: D223077046

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAY JENNIFER A;DAY MICHAEL J	3/30/2007	D207115070	0000000	0000000
CROSS TIMBER DEVELOPMENT CORP	11/10/2006	D206364476	0000000	0000000
TARRANT WEST II LTD	1/1/2006	00000000000000	0000000	0000000

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<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	\$300,865	\$70,000	\$370,865	\$370,865
2024	\$300,865	\$70,000	\$370,865	\$370,865
2023	\$293,334	\$45,000	\$338,334	\$276,725
2022	\$242,849	\$45,000	\$287,849	\$251,568
2021	\$183,698	\$45,000	\$228,698	\$228,698
2020	\$183,698	\$45,000	\$228,698	\$228,698

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.

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