



Address: [645 PIPER DR](#)
City: SAGINAW
Georeference: 47159-7A-13
Subdivision: WILLOW VISTA ESTATES
Neighborhood Code: 2N020G

Latitude: 32.8615512485
Longitude: -97.3788483145
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 VISTA ESTATES Block
7A Lot 13

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: 2017
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800016927
Site Name: WILLOW VISTA ESTATES 7A 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,187
Percent Complete: 100%
Land Sqft^{*}: 8,031
Land Acres^{*}: 0.1844
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:
COTTON DAN A
COTTON GINA P
Primary Owner Address:
645 PIPER DR
SAGINAW, TX 76179

Deed Date: 10/17/2023
Deed Volume:
Deed Page:
Instrument: [D223192290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERNANDEZ KELLY L	6/1/2018	D218123928		
MEARSTONE PROPERTIES LP	8/25/2017	D217201986		



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	\$300,000	\$80,000	\$380,000	\$380,000
2024	\$300,000	\$80,000	\$380,000	\$380,000
2023	\$344,632	\$65,000	\$409,632	\$350,519
2022	\$274,438	\$65,000	\$339,438	\$318,654
2021	\$224,685	\$65,000	\$289,685	\$289,685
2020	\$224,685	\$65,000	\$289,685	\$289,685

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.