



**Address:** [345 BUNNY CIR](#)  
**City:** SAGINAW  
**Georeference:** 47159-7B-28  
**Subdivision:** WILLOW VISTA ESTATES  
**Neighborhood Code:** 2N020G

**Latitude:** 32.8625503719  
**Longitude:** -97.3789558155  
**TAD Map:** 2036-432  
**MAPSCO:** TAR-033Y



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  
7B Lot 28

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$420,051  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800016955  
**Site Name:** WILLOW VISTA ESTATES 7B 28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,378  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,700  
**Land Acres<sup>\*</sup>:** 0.1768  
**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:**  
ROHRBACH TIMOTHY K  
**Primary Owner Address:**  
345 BUNNY CIR  
SAGINAW, TX 76179

**Deed Date:** 7/26/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218165057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEARSTONE PROPERTIES LP	7/21/2017	<a href="#">D217178449</a>		



## 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	\$340,051	\$80,000	\$420,051	\$420,051
2024	\$340,051	\$80,000	\$420,051	\$406,044
2023	\$354,279	\$65,000	\$419,279	\$369,131
2022	\$282,093	\$65,000	\$347,093	\$335,574
2021	\$240,067	\$65,000	\$305,067	\$305,067
2020	\$240,672	\$65,000	\$305,672	\$305,672

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)
- DISABLED VET 70 to 99 PCT 11.22

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.