



Address: [649 MCNEILL LN](#)
City: SAGINAW
Georeference: 47159-7B-38
Subdivision: WILLOW VISTA ESTATES
Neighborhood Code: 2N020G

Latitude: 32.8633458479
Longitude: -97.3793524863
TAD Map:
MAPSCO: TAR-033U



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 38 66.67% UNDIVIDED INTEREST

Jurisdictions:
CITY OF SAGINAW (021)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW (225)
Site Number: 800025215
Site Name: WILLOW VISTA ESTATES Block 7B Lot 38 33.33% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size **+++**: 2,539

State Code: A **Percent Complete:** 100%

Year Built: 2020 **Land Sqft** *****: 9,632

Personal Property Land Notes *****: 0.2211

Agent: None **Pool:** N

Protest Deadline

Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

CHAVIS ANDREW NIU
SMITH SARENA STARLYN

Primary Owner Address:

649 MCNEILL LN
FORT WORTH, TX 76179

Deed Date: 7/31/2021

Deed Volume:

Deed Page:

Instrument: [D221154662](#)

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	\$239,290	\$53,336	\$292,626	\$292,626
2024	\$239,290	\$53,336	\$292,626	\$292,302
2023	\$249,356	\$43,336	\$292,692	\$265,729
2022	\$198,236	\$43,336	\$241,572	\$241,572
2021	\$67,388	\$43,336	\$110,724	\$110,724
0	\$0	\$0	\$0	\$0

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.