



LOCATION

Address: [345 CARRIAGE LN](#)

City: SAGINAW

Georeference: 8537C-1-4

Subdivision: COURTS OF WILLOW CREEK ADDN

Neighborhood Code: 2N030E

Latitude: 32.8630580534

Longitude: -97.381506505

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: COURTS OF WILLOW CREEK
ADDN Block 1 Lot 4

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: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07380674

Site Name: COURTS OF WILLOW CREEK ADDN-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,599

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

KRAUS DAVID F

KRAUS BARBARA M

Primary Owner Address:

345 CARRIAGE LN

SAGINAW, TX 76179

Deed Date: 1/11/2021

Deed Volume:

Deed Page:

Instrument: [D221009875](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOGSDON AMY J	9/27/2000	00145430000418	0014543	0000418
KENNETH L MERRITT CONST CO	8/5/1999	00139650000204	0013965	0000204
TARRANT WEST LTD	1/1/1999	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$330,610	\$70,000	\$400,610	\$391,182
2023	\$332,227	\$50,000	\$382,227	\$355,620
2022	\$273,291	\$50,000	\$323,291	\$323,291
2021	\$207,458	\$50,000	\$257,458	\$257,458
2020	\$207,458	\$50,000	\$257,458	\$257,458

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.