



LOCATION

Address: [412 CHESTNUT LN](#)

City: SAGINAW

Georeference: 8537C-4-18

Subdivision: COURTS OF WILLOW CREEK ADDN

Neighborhood Code: 2N030E

Latitude: 32.8653551935

Longitude: -97.3802210166

TAD Map: 2036-436

MAPSCO: TAR-033U



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 4 Lot 18

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: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07381603

Site Name: COURTS OF WILLOW CREEK ADDN-4-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,163

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:

RUIZ JESSICA

Primary Owner Address:

412 CHESTNUT LN
FORT WORTH, TX 76179

Deed Date: 1/17/2020

Deed Volume:

Deed Page:

Instrument: [D220016969](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIM DALE DAE	6/27/2019	D219139615		
ALLEN LAURA D	6/13/2003	00168190000129	0016819	0000129
RIO CUSTOM HOMES INC	7/24/2002	00158570000173	0015857	0000173
SUTTER HOMES INC	8/22/2000	00144950000057	0014495	0000057
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	\$304,627	\$70,000	\$374,627	\$374,627
2023	\$306,094	\$50,000	\$356,094	\$356,094
2022	\$252,280	\$50,000	\$302,280	\$302,280
2021	\$215,952	\$50,000	\$265,952	\$265,952
2020	\$216,978	\$50,000	\$266,978	\$266,978

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

There are no exemptions for this property

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.