



Address: [540 GRIFFITH DR](#)
City: SAGINAW
Georeference: 7856-1-39
Subdivision: COMMONS AT WILLOW CREEK
Neighborhood Code: 2N030B

Latitude: 32.8727479933
Longitude: -97.3826172801
TAD Map: 2036-436
MAPSCO: TAR-033Q



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COMMONS AT WILLOW CREEK
Block 1 Lot 39

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40158403

Site Name: COMMONS AT WILLOW CREEK-1-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,055

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

MAYENGA JAMES N
MAYENGA FARIDAH

Primary Owner Address:

540 GRIFFITH DR
SAGINAW, TX 76179-0982

Deed Date: 2/7/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211035195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYENGA JAMES	7/10/2009	D209192107	0000000	0000000
HAMILTON CHRISTOPHER TODD	1/17/2009	D209109642	0000000	0000000
HAMILTON CHRISTOPHER;HAMILTON J	3/29/2006	D206094364	0000000	0000000
C & N GROUP LP	2/27/2004	D204068429	0000000	0000000
TARRANT WEST II LTD	1/1/2002	000000000000000	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	\$271,180	\$70,000	\$341,180	\$303,279
2023	\$286,442	\$45,000	\$331,442	\$275,708
2022	\$243,537	\$45,000	\$288,537	\$250,644
2021	\$182,858	\$45,000	\$227,858	\$227,858
2020	\$183,718	\$45,000	\$228,718	\$228,718

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 30 to 49 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.