



Address: [432 GRIFFITH DR](#)
City: SAGINAW
Georeference: 7856-1-51
Subdivision: COMMONS AT WILLOW CREEK
Neighborhood Code: 2N030B

Latitude: 32.872759236
Longitude: -97.3801539487
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 51

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40158535

Site Name: COMMONS AT WILLOW CREEK-1-51

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,019

Percent Complete: 100%

Land Sqft^{*}: 8,074

Land Acres^{*}: 0.1853

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:

SMITH PHILLIP
SMITH PATRICIA

Primary Owner Address:

432 GRIFFITH DR
SAGINAW, TX 76179-0980

Deed Date: 5/22/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209139470](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| LONG BEACH MTG LOAN TR 2003-7 | 3/12/2008 | D208090553 | 0000000 | 0000000 |
| TURNER NANCY | 6/16/2005 | D209139469 | 0000000 | 0000000 |
| BUESCHER INTEREST LP | 1/17/2005 | D205024155 | 0000000 | 0000000 |
| CLASSIC CENTURY HOMES LTD | 1/22/2003 | 00163690000131 | 0016369 | 0000131 |
| TARRANT WEST II LTD | 1/1/2002 | 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 | \$271,183 | \$70,000 | \$341,183 | \$303,653 |
| 2023 | \$286,396 | \$45,000 | \$331,396 | \$276,048 |
| 2022 | \$243,625 | \$45,000 | \$288,625 | \$250,953 |
| 2021 | \$183,139 | \$45,000 | \$228,139 | \$228,139 |
| 2020 | \$183,997 | \$45,000 | \$228,997 | \$228,997 |

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.