



Address: [961 SHERRY LN](#)
City: SAGINAW
Georeference: 7856-3-17
Subdivision: COMMONS AT WILLOW CREEK
Neighborhood Code: 2N030B

Latitude: 32.8723446961
Longitude: -97.3826943335
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 3 Lot 17

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: 40158543

Site Name: COMMONS AT WILLOW CREEK-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,952

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

NGUYEN ETHAN QUANG
NGUYEN CAN VAN

Primary Owner Address:

961 SHERRY LN
FORT WORTH, TX 76179

Deed Date: 11/10/2016

Deed Volume:

Deed Page:

Instrument: [D216267701](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAGLE JAMES;RAGLE JULIE	12/29/2004	D205001060	0000000	0000000
CROSS TIMBER DEVELOPMENT CORP	3/29/2004	D204100389	0000000	0000000
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	\$267,187	\$70,000	\$337,187	\$300,752
2023	\$282,103	\$45,000	\$327,103	\$273,411
2022	\$240,211	\$45,000	\$285,211	\$248,555
2021	\$180,959	\$45,000	\$225,959	\$225,959
2020	\$181,811	\$45,000	\$226,811	\$226,811

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.