



Address: [640 AERONCA DR](#)
City: SAGINAW
Georeference: 47159-9-16
Subdivision: WILLOW VISTA ESTATES
Neighborhood Code: 2N020G

Latitude: 32.8652663069
Longitude: -97.3788289738
TAD Map: 2036-432
MAPSCO: TAR-033V



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

PROPERTY DATA

Legal Description: WILLOW VISTA ESTATES Block
9 Lot 16

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: 2022

Personal Property Account: N/A

Agent: None

Site Number: 800025260

Site Name: WILLOW VISTA ESTATES 9 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,407

Percent Complete: 100%

Land Sqft^{*}: 8,585

Land Acres^{*}: 0.1971

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:

WILSON FRANCINE
WILSON RICHARD

Primary Owner Address:

640 AERONCA DR
FORT WORTH, TX 76179

Deed Date: 11/17/2023

Deed Volume:

Deed Page:

Instrument: [D223206282](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEARSTONE PROPERTIES LP	3/30/2022	D222103390		

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	\$340,389	\$80,000	\$420,389	\$420,389
2023	\$157,326	\$65,000	\$222,326	\$222,326
2022	\$0	\$45,500	\$45,500	\$45,500
2021	\$0	\$45,500	\$45,500	\$45,500
2020	\$0	\$45,500	\$45,500	\$45,500

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.