



Address: [1248 E INDUSTRIAL AVE](#)
City: SAGINAW
Georeference: 33480-B-1A
Subdivision: RANCHO NORTH IND PK
Neighborhood Code: WH-North Fort Worth General

Latitude: 32.8474020548
Longitude: -97.3465497409
TAD Map: 2042-428
MAPSCO: TAR-048C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANCHO NORTH IND PK Block
B Lot 1A

Jurisdictions:
CITY OF SAGINAW (021)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: F1
Year Built: 1984
Personal Property Account: [14501819](#)
Agent: INTERNATIONAL APPRAISAL COMPANY (00709)
Notice Sent Date: 4/15/2025
Notice Value: \$534,961
Protest Deadline Date: 5/31/2024

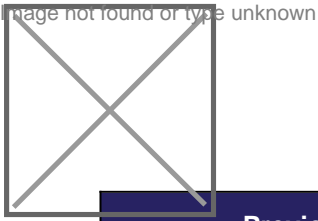
Site Number: 80169597
Site Name: UNITED RENTALS
Site Class: WHStorage - Warehouse-Storage
Parcels: 2
Primary Building Name: UNITED RENTALS / 02319225
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 10,250
Net Leasable Area⁺⁺⁺: 10,250
Percent Complete: 100%
Land Sqft^{*}: 43,560
Land Acres^{*}: 1.0000
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:
ATOLL INVESTMENTS
Primary Owner Address:
3750 NW 87TH AVE STE 400
DORAL, FL 33178-2433

Deed Date: 1/20/1998
Deed Volume: 0013053
Deed Page: 0000652
Instrument: 00130530000652



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLEMING JEFF	3/1/1994	00114860002154	0011486	0002154
SPAIN KENNETH R	6/12/1989	00096190000994	0009619	0000994
F W WIRE & CABLE/KENNETH SPAIN	11/9/1983	00096190000991	0009619	0000991
FT WORTH WIRE & CABL	12/31/1900	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	\$268,374	\$266,587	\$534,961	\$534,961
2024	\$304,147	\$200,376	\$504,523	\$504,523
2023	\$240,847	\$200,376	\$441,223	\$441,223
2022	\$158,126	\$200,376	\$358,502	\$358,502
2021	\$164,334	\$200,376	\$364,710	\$364,710
2020	\$164,334	\$200,376	\$364,710	\$364,710

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.