



Address: [1209 W BAILEY BOSWELL RD](#)
City: SAGINAW
Georeference: 3101D-1-1
Subdivision: BOSWELL TOWNE CENTER
Neighborhood Code: RET-Northwest Tarrant County General

Latitude: 32.8803255635
Longitude: -97.3829447373
TAD Map: 2030-440
MAPSCO: TAR-033L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOSWELL TOWNE CENTER
Block 1 Lot 1 REF PLAT TAKE FIVE D219195176
41233W

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: 2002

Personal Property Account: Multi

Agent: P E PENNINGTON & CO INC (00051)

Notice Sent Date: 4/15/2025

Notice Value: \$6,878,160

Protest Deadline Date: 6/17/2024

Site Number: 80460119

Site Name: BOSWELL TOWN CENTER (POR)

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 1

Primary Building Name: SHOPPING CENTER / 40176029

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 22,202

Net Leasable Area⁺⁺⁺: 21,290

Percent Complete: 100%

Land Sqft^{*}: 76,186

Land Acres^{*}: 1.7490

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:

SIDDHIPRIYA REAL ESTATE LLC

Primary Owner Address:

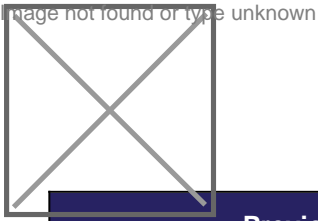
813 PARK VISTA CIR
SOUTHLAKE, TX 76092

Deed Date: 9/18/2020

Deed Volume:

Deed Page:

Instrument: [D220238885](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOSWELL TOWNE CENTER INVESTORS LLC	11/24/2015	D215267940		
WEIGARTEN REALTY INVESTORS	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	\$6,192,486	\$685,674	\$6,878,160	\$6,878,160
2024	\$4,609,326	\$685,674	\$5,295,000	\$5,295,000
2023	\$4,264,326	\$685,674	\$4,950,000	\$4,950,000
2022	\$4,888,465	\$685,674	\$5,574,139	\$5,574,139
2021	\$4,606,326	\$685,674	\$5,292,000	\$5,292,000
2020	\$4,606,326	\$685,674	\$5,292,000	\$5,292,000

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.