



**Address:** [817 N SAGINAW BLVD](#)  
**City:** SAGINAW  
**Georeference:** 37084-1-1  
**Subdivision:** SAGINAW TOWNE CENTER  
**Neighborhood Code:** Veterinary General

**Latitude:** 32.8705084329  
**Longitude:** -97.3734844295  
**TAD Map:** 2036-436  
**MAPSCO:** TAR-033V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SAGINAW TOWNE CENTER  
Block 1 Lot 1

<b>Jurisdictions:</b>	<b>Site Number:</b> 80843115
CITY OF SAGINAW (021)	<b>Site Name:</b> SAGINAW ANIMAL HOSPITAL
TARRANT COUNTY (220)	<b>Site Class:</b> MEDVet - Medical-Veterinary Clinic/Hospital
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (225)	<b>Primary Building Name:</b> SAGINAW ANIMAL HOSPITAL / 40269450
EAGLE MTN-SAGINAW ISD (918)	<b>Primary Building Type:</b> Commercial
<b>State Code:</b> F1	<b>Gross Building Area</b> +++ : 6,071
<b>Year Built:</b> 2004	<b>Net Leasable Area</b> +++ : 5,359
<b>Personal Property Account:</b> <a href="#">10940316</a>	<b>Percent Complete:</b> 100%
<b>Agent:</b> RYAN LLC (00320)	<b>Land Sqft</b> * : 42,889
<b>Notice Sent Date:</b> 5/1/2025	<b>Land Acres</b> * : 0.9845
<b>Notice Value:</b> \$1,063,661	<b>Pool:</b> N
<b>Protest Deadline Date:</b> 5/31/2024	

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

<b>Current Owner:</b> VCA REAL PROPERTY ACQUISITION CORP	<b>Deed Date:</b> 4/28/2015
<b>Primary Owner Address:</b> 817 N SAGINAW BLVD FORT WORTH, TX 76179	<b>Deed Volume:</b>
	<b>Deed Page:</b>
	<b>Instrument:</b> <a href="#">D215086614</a>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERGHELLA & SPANO TRUST	8/10/2006	<a href="#">D206251708</a>	0000000	0000000
APCP TEXAS II LP	2/18/2005	<a href="#">D205048958</a>	0000000	0000000
PET'S CHOICE INC	1/1/2003	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 <sup>+</sup>
2025	\$559,715	\$503,946	\$1,063,661	\$1,063,661
2024	\$496,054	\$503,946	\$1,000,000	\$1,000,000
2023	\$440,179	\$503,946	\$944,125	\$944,125
2022	\$398,054	\$503,946	\$902,000	\$902,000
2021	\$329,054	\$503,946	\$833,000	\$833,000
2020	\$329,054	\$503,946	\$833,000	\$833,000

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.