



**Address:** [816 TOWNE CT](#)  
**City:** SAGINAW  
**Georeference:** 37084-1-2  
**Subdivision:** SAGINAW TOWNE CENTER  
**Neighborhood Code:** OFC-Northwest Tarrant County

**Latitude:** 32.8701908841  
**Longitude:** -97.3740012116  
**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**

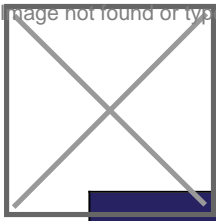
**Legal Description:** SAGINAW TOWNE CENTER  
Block 1 Lot 2  
**Jurisdictions:**  
Site Number: 80843123  
CITY OF SAGINAW (021)  
Site Name: ANKLE AND FOOT INSTITUTE/AMERICAN NATIONAL INSURAN  
TARRANT COUNTY (220)  
Site Class: OFC Low Rise - Office, Low Rise  
TARRANT COUNTY HOSPITAL (224)  
Parcel 1  
TARRANT COUNTY COLLEGE (225)  
Primary Building Name: ANKLE AND FOOT INSTITUTE/AMERICAN NATIONAL INSURAN / 40269469  
**Structure Building Type:** Commercial  
**Year Built:** 2010  
**Gross Building Area+++:** 4,810  
**Personal Property Account:** Multi  
**Non-Residential Account:** Multi  
**Agent:** LANE PROPERTY TAX ADVOCATES (12007)  
**Percent Complete:** 100%  
**Land Sqft\*:** 23,149  
**Land Acres\*:** 0.5314  
**Pool:** N

**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$1,116,775  
**Protest Deadline Date:** 5/31/2024

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

**OWNER INFORMATION**

**Current Owner:**  
CERNIGLIA VENTURES LLC  
**Primary Owner Address:**  
816 TOWNE CT SUITE 100  
SAGINAW, TX 76179  
**Deed Date:** 11/5/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218247230](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENT CREEK INVESTMENTS INC	12/3/2007	<a href="#">D207449757</a>	0000000	0000000
MCDANIEL KEITH;MCDANIEL WANDA M	8/24/2006	<a href="#">D206406363</a>	0000000	0000000
DAVIS MARK DAVIS;DAVIS MICHELE	10/2/2003	<a href="#">D203388223</a>	0000000	0000000
SAGINAW TOWNE CTR DEV LLC	4/18/2003	<a href="#">D203388219</a>	0000000	0000000
THEODORE N H ETAL	1/1/2003	0000000000000000	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	\$1,012,605	\$104,170	\$1,116,775	\$1,116,775
2024	\$1,012,605	\$104,170	\$1,116,775	\$1,116,775
2023	\$1,007,474	\$104,170	\$1,111,644	\$1,111,644
2022	\$1,007,474	\$104,170	\$1,111,644	\$1,111,644
2021	\$1,007,474	\$104,170	\$1,111,644	\$1,111,644
2020	\$1,007,474	\$104,170	\$1,111,644	\$1,111,644

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.