



**Address:** [601 BURLINGTON RD](#)  
**City:** SAGINAW  
**Georeference:** 17081M-1-1  
**Subdivision:** HAPPY ROCK ADDN  
**Neighborhood Code:** IM-North Fort Worth General

**Latitude:** 32.8671667174  
**Longitude:** -97.3646398552  
**TAD Map:** 2036-436  
**MAPSCO:** TAR-034S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HAPPY ROCK ADDN Block 1 Lot 1

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

**State Code:** F2  
**Year Built:** 1955  
**Personal Property Account:** Multi  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$1,732,431  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80871390  
**Site Name:** TAC INDUSTRIES  
**Site Class:** IMHeavy - Industrial/Mfg-Heavy  
**Parcels:** 1  
**Primary Building Name:** TAC INDUSTRIES / 41326687  
**Primary Building Type:** Industrial  
**Gross Building Area**+++ : 47,262  
**Net Leasable Area**+++ : 47,262  
**Percent Complete:** 100%  
**Land Sqft**\* : 212,791  
**Land Acres**\* : 4.8850  
**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:**  
CJM2 PROPERTIES LLC  
**Primary Owner Address:**  
2461 N STEMMONS FRWY  
DALLAS, TX 75207

**Deed Date:** 1/6/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225003299](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAPPY ROCK LLC	9/12/2013	<a href="#">D213247831</a>	0000000	0000000
HAPPY ROCK LTD	1/1/2007	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	\$1,477,082	\$255,349	\$1,732,431	\$1,732,431
2024	\$1,244,651	\$255,349	\$1,500,000	\$1,500,000
2023	\$1,124,651	\$255,349	\$1,380,000	\$1,380,000
2022	\$1,044,651	\$255,349	\$1,300,000	\$1,300,000
2021	\$1,044,651	\$255,349	\$1,300,000	\$1,300,000
2020	\$895,498	\$255,349	\$1,150,847	\$1,150,847

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.