

Tarrant Appraisal District
Property Information | PDF

Account Number: 41474449

Latitude: 32.8628955398

**TAD Map:** 2030-432 **MAPSCO:** TAR-033T

Longitude: -97.3886222865

Address: 420 N OLD DECATUR RD

City: SAGINAW

Georeference: 8446M-1-3

**Subdivision:** COUNTRY ACRES ADDITION **Neighborhood Code:** Day Care General

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

# PROPERTY DATA

Legal Description: COUNTRY ACRES ADDITION

Block 1 Lot 3

Jurisdictions: Site Number: 80875701

CITY OF SAGINAW (021)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

Site Name: COUNTRY ACRES DAYCARE

Class: DayCare - Day Care Center

TARRANT COUNTY COLLEGE (225 Parcels: 3

EAGLE MTN-SAGINAW ISD (918) Primary Building Name: COUNTRY ACRES DAYCARE / 41474430

State Code: F1 Primary Building Type: Commercial

Year Built: 2009 Gross Building Area\*\*\*: 0
Personal Property Account: N/A
Agent: UPTG (00670) Percent Complete: 100%
Notice Sent Date: 5/1/2025 Land Sqft\*: 50,094

Notice Value: \$227,928 Land Acres\*: 1.1500

Protest Deadline Date: 5/31/2024 Pool: N

+++ Rounded.

### OWNER INFORMATION

Current Owner: LAVENDER AND FAILE INVEST LLC

Primary Owner Address:

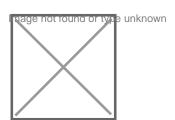
18 SCOTT BRANCH RD CHAPIN, SC 29036-8966 Deed Date: 1/1/2009 Deed Volume: 0000000 Deed Page: 0000000

Instrument: 000000000000000

## **VALUES**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$227,928	\$227,928	\$227,928
2024	\$0	\$227,928	\$227,928	\$227,928
2023	\$0	\$227,928	\$227,928	\$227,928
2022	\$0	\$227,928	\$227,928	\$227,928
2021	\$0	\$227,928	\$227,928	\$227,928
2020	\$0	\$227,928	\$227,928	\$227,928

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.