



**Address:** [420 N OLD DECATUR RD](#)  
**City:** SAGINAW  
**Georeference:** 8446M-1-3  
**Subdivision:** COUNTRY ACRES ADDITION  
**Neighborhood Code:** Day Care General

**Latitude:** 32.8628955398  
**Longitude:** -97.3886222865  
**TAD Map:** 2030-432  
**MAPSCO:** TAR-033T



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** COUNTRY ACRES ADDITION  
Block 1 Lot 3

<b>Jurisdictions:</b>	<b>Site Number:</b> 80875701
CITY OF SAGINAW (021)	<b>Site Name:</b> COUNTRY ACRES DAYCARE
TARRANT COUNTY (220)	<b>Site Class:</b> DayCare - Day Care Center
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 3
TARRANT COUNTY COLLEGE (225)	<b>Primary Building Name:</b> COUNTRY ACRES DAYCARE / 41474430
EAGLE MTN-SAGINAW ISD (918)	<b>Primary Building Type:</b> Commercial
<b>State Code:</b> F1	<b>Gross Building Area</b> +++ : 0
<b>Year Built:</b> 2009	<b>Net Leasable Area</b> +++ : 0
<b>Personal Property Account:</b> N/A	<b>Percent Complete:</b> 100%
<b>Agent:</b> UPTG (00670)	<b>Land Sqft</b> * : 50,094
<b>Notice Sent Date:</b> 5/1/2025	<b>Land Acres</b> * : 1.1500
<b>Notice Value:</b> \$227,928	<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> LAVENDER AND FAILE INVEST LLC	<b>Deed Date:</b> 1/1/2009
<b>Primary Owner Address:</b> 18 SCOTT BRANCH RD CHAPIN, SC 29036-8966	<b>Deed Volume:</b> 0000000 <b>Deed Page:</b> 0000000 <b>Instrument:</b> 000000000000000

**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	\$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.

+ 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.