



**Address:** [1424 N OLD DECATUR RD](#)  
**City:** SAGINAW  
**Georeference:** 44490A-A-2R4B  
**Subdivision:** VAN ZANDT PLACE ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.8821636663  
**Longitude:** -97.3907781255  
**TAD Map:** 2030-440  
**MAPSCO:** TAR-033K



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VAN ZANDT PLACE ADDITION  
Block A Lot 2R4B

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 2021

**Personal Property Account:** [14861670](#)

**Agent:** K E ANDREWS & COMPANY (00175)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,439,785

**Protest Deadline Date:** 5/31/2024

**Site Number:** 800060178  
**Site Name:** CHIPOTLE  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant  
**Parcels:** 1  
**Primary Building Name:** CHIPOTLE / 42719613  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 2,370  
**Net Leasable Area+++:** 2,370  
**Percent Complete:** 100%  
**Land Sqft\*:** 43,054  
**Land Acres\*:** 0.9884  
**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:**  
MEXIPOLT CO LLC  
**Primary Owner Address:**  
45 E 89TH ST APT 18E  
NEW YORK, NY 10128

**Deed Date:** 10/13/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222035685 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JFH SAGINAW LLC	8/2/2021	<a href="#">D221129904 CWD</a>		



## 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	\$1,009,245	\$430,540	\$1,439,785	\$1,200,000
2024	\$569,460	\$430,540	\$1,000,000	\$1,000,000
2023	\$569,460	\$430,540	\$1,000,000	\$1,000,000
2022	\$369,460	\$430,540	\$800,000	\$800,000
2021	\$0	\$344,432	\$344,432	\$344,432
0	\$0	\$0	\$0	\$0

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.