

## LOCATION

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**Address:** [417 N SAGINAW BLVD](#)

**City:** SAGINAW

**Georeference:** A 119-3B

**Subdivision:** BILES, JAMES H SURVEY

**Neighborhood Code:** Self Storage General

**Latitude:** 32.865919803

**Longitude:** -97.3699248524

**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

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**Legal Description:** BILES, JAMES H SURVEY  
Abstract 119 Tract 3B & A 1849 TR 2B1

**Jurisdictions:**

CITY OF SAGINAW (021)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 80390935

**Site Name:** AMERICAN MINI STORAGE

**Site Class:** MW - Warehouse-Self Storage

**Parcels:** 1

**Primary Building Name:** AMERICAN MINI STORAGE / 04597966

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 41,296

**Net Leasable Area<sup>+++</sup>:** 41,296

**State Code:** F1

**Year Built:** 1978

**Personal Property Account:** [11566175](#)

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 90,604

**Land Acres<sup>\*</sup>:** 2.0799

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

PRH XXXX LLC

**Primary Owner Address:**

7180 POLLOCK DR 2ND FLOOR  
LAS VEGAS, NV 89119

**Deed Date:** 6/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222154539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMS I SAGINAW INVESTMENTS LP	5/6/2008	<a href="#">D208168740</a>	0000000	0000000
TEXAS LONESTAR STORAGE LP	3/1/2002	00155080000297	0015508	0000297
MCKEEVER STORAGE SAGINAW LLC	7/5/2000	00144230000223	0014423	0000223
STORITE LTD	12/23/1993	00113940001157	0011394	0001157
PENSARELI PARTNERSHIP	12/11/1989	00098140002378	0009814	0002378
CAMP BOWIE PRTNSHP	9/18/1984	00079530001027	0007953	0001027
CONVENIENCE STORAGE	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$1,449,676	\$449,940	\$1,899,616	\$1,899,616
2023	\$1,387,732	\$449,940	\$1,837,672	\$1,837,672
2022	\$1,328,490	\$449,940	\$1,778,430	\$1,778,430
2021	\$1,325,788	\$449,940	\$1,775,728	\$1,775,728
2020	\$1,325,788	\$449,940	\$1,775,728	\$1,775,728

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.