



**Address:** [3802 SAGE CIR](#)  
**City:** ARLINGTON  
**Georeference:** 38510-H-F  
**Subdivision:** SHOREWOOD ADDITION  
**Neighborhood Code:** 1L060U

**Latitude:** 32.6873050037  
**Longitude:** -97.2083070582  
**TAD Map:** 2084-368  
**MAPSCO:** TAR-094F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHOREWOOD ADDITION Block  
H Lot F

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02754312

**Site Name:** SHOREWOOD ADDITION-H-F

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,936

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,720

**Land Acres<sup>\*</sup>:** 0.1542

**Pool:** Y

<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

**Current Owner:**

FAILS BRIAN  
TOME-FAILS SANDRA LIZETTE

**Primary Owner Address:**

3802 SAGE CIR  
ARLINGTON, TX 76016

**Deed Date:** 9/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222227855](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON DANIELLE MICHELLE	4/27/2020	<a href="#">D222211604 CWD</a>		
LUTZ ROBYNE L	8/18/2014	<a href="#">D214191928</a>		
LUTZ NORMAN F	12/31/1900	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	\$300,000	\$75,000	\$375,000	\$375,000
2024	\$346,776	\$75,000	\$421,776	\$421,776
2023	\$368,884	\$65,000	\$433,884	\$433,884
2022	\$247,971	\$65,000	\$312,971	\$302,500
2021	\$230,000	\$45,000	\$275,000	\$275,000
2020	\$188,500	\$45,000	\$233,500	\$209,366

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.