



Address: [2102 SAPPHIRE DR](#)
City: ARLINGTON
Georeference: 12751-2-31
Subdivision: EMERALD PARK ADDITION
Neighborhood Code: 1M100I

Latitude: 32.6576554004
Longitude: -97.1432600158
TAD Map: 2108-360
MAPSCO: TAR-096W



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

PROPERTY DATA

Legal Description: EMERALD PARK ADDITION
Block 2 Lot 31

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 1993
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$423,575
Protest Deadline Date: 5/24/2024

Site Number: 05459656
Site Name: EMERALD PARK ADDITION-2-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,286
Percent Complete: 100%
Land Sqft^{*}: 8,272
Land Acres^{*}: 0.1898
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:
GHANBARIAN BEHZAD
Primary Owner Address:
2102 SAPPHIRE DR
ARLINGTON, TX 76017

Deed Date: 6/10/2024
Deed Volume:
Deed Page:
Instrument: [D224101363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILL JACK T;HILL MARY E	12/27/2004	D204399251	0000000	0000000
LINDSAY BRYCE I;LINDSAY JAMIE	2/25/2002	00155010000008	0015501	0000008
MCFADIN BETTY;MCFADIN BILLY	11/10/1998	00135140000441	0013514	0000441
HILL JACK T;HILL MARY E	7/15/1997	00128380000288	0012838	0000288
KING GORDON R JR;KING MARY L	8/10/1993	00111900000007	0011190	0000007
COUTURE DANIEL;COUTURE MICHELLE	12/30/1991	00104920001661	0010492	0001661
NGUYEN HOA VAN;NGUYEN MINH HUE	3/6/1990	00098630000214	0009863	0000214
COMMONWEALTH BANK	1/6/1989	00094840001474	0009484	0001474
THOMASON BROTHERS INC	3/26/1985	00081290001500	0008129	0001500
CASSOL PROPERTIES INC	1/3/1985	00080470001303	0008047	0001303
PHILLIPS DAN	1/1/1984	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 ⁺
2025	\$353,575	\$70,000	\$423,575	\$423,575
2024	\$353,575	\$70,000	\$423,575	\$423,575
2023	\$318,185	\$70,000	\$388,185	\$388,185
2022	\$313,756	\$50,000	\$363,756	\$353,244
2021	\$274,677	\$50,000	\$324,677	\$321,131
2020	\$241,937	\$50,000	\$291,937	\$291,937

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

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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.