



**Address:** [2505 CHERRY SAGE DR](#)  
**City:** ARLINGTON  
**Georeference:** 13572F-O-7  
**Subdivision:** FANNIN FARM WEST ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.6349666816  
**Longitude:** -97.1478764287  
**TAD Map:** 2108-352  
**MAPSCO:** TAR-110J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FANNIN FARM WEST  
ADDITION Block O Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40120600

**Site Name:** FANNIN FARM WEST ADDITION-O-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,036

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,844

**Land Acres<sup>\*</sup>:** 0.1571

**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

**Current Owner:**

PHAM QUANG LUYEN

VU THI P

**Primary Owner Address:**

2505 CHERRY SAGE DR  
ARLINGTON, TX 76001

**Deed Date:** 7/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221206546](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ ADRIAN;PEREZ LEILA K	9/3/2009	<a href="#">D209241791</a>	0000000	0000000
ASHE ELIZABETH ANNE	10/17/2003	<a href="#">D203398011</a>	0000000	0000000
D R HORTON TEXAS LTD	5/1/2003	00166860000059	0016686	0000059
DALMAC-SHELTON FANNIN FMS LTD	1/1/2002	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	\$241,799	\$65,000	\$306,799	\$306,799
2024	\$278,615	\$65,000	\$343,615	\$343,615
2023	\$250,624	\$65,000	\$315,624	\$315,624
2022	\$254,455	\$55,000	\$309,455	\$309,455
2021	\$215,000	\$55,000	\$270,000	\$270,000
2020	\$205,153	\$55,000	\$260,153	\$260,153

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

- HOMESTEAD GENERAL 11.13(b)

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.