



Address: [2501 CHERRY SAGE DR](#)
City: ARLINGTON
Georeference: 13572F-O-9
Subdivision: FANNIN FARM WEST ADDITION
Neighborhood Code: 1M100F

Latitude: 32.6349657616
Longitude: -97.1474628382
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 9

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: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Notice Sent Date: 4/15/2025

Notice Value: \$379,035

Protest Deadline Date: 5/24/2024

Site Number: 40120627

Site Name: FANNIN FARM WEST ADDITION-O-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,400

Percent Complete: 100%

Land Sqft^{*}: 7,685

Land Acres^{*}: 0.1764

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MIRZADEH HAMID

Primary Owner Address:

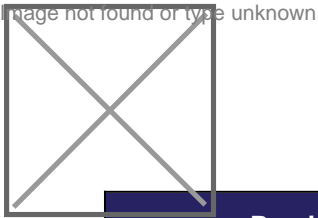
2501 CHERRY SAGE DR
ARLINGTON, TX 76001-8450

Deed Date: 3/30/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204107921](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	7/24/2003	D203288665	0017036	0000205
DALMAC-SHELTON FANNIN FMS LTD	1/1/2002	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 ⁺
2025	\$314,035	\$65,000	\$379,035	\$379,035
2024	\$314,035	\$65,000	\$379,035	\$374,674
2023	\$285,000	\$65,000	\$350,000	\$340,613
2022	\$268,859	\$55,000	\$323,859	\$309,648
2021	\$226,498	\$55,000	\$281,498	\$281,498
2020	\$207,264	\$55,000	\$262,264	\$262,264

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.