



**Address:** [3725 SAPPHIRE ST](#)  
**City:** FORT WORTH  
**Georeference:** 44731B-I-7  
**Subdivision:** VISTA GREENS  
**Neighborhood Code:** 3K600F

**Latitude:** 32.9695481289  
**Longitude:** -97.2793788283  
**TAD Map:** 2066-472  
**MAPSCO:** TAR-008T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VISTA GREENS Block I Lot 7

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40156486  
**Site Name:** VISTA GREENS-I-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,156  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**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

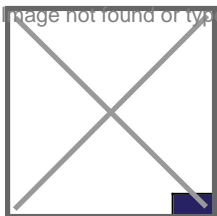
**Current Owner:**

VASANDANI SANJAY

**Primary Owner Address:**

2806 CARRICK CT  
SOUTHLAKE, TX 76092-5634

**Deed Date:** 11/26/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214007064](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VASANDANI VASDEV	2/20/2009	<a href="#">D209052605</a>	0000000	0000000
WOMACK DAVID B IV	4/20/2006	<a href="#">D206234678</a>	0000000	0000000
SCRUGGS REBECCA	4/16/2004	<a href="#">D204127122</a>	0000000	0000000
BEAZER HOMES INC	7/10/2003	<a href="#">D203275657</a>	0016996	0000027
G & G DEVELOPMENT 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	\$228,926	\$60,000	\$288,926	\$288,926
2024	\$277,000	\$60,000	\$337,000	\$337,000
2023	\$287,045	\$60,000	\$347,045	\$347,045
2022	\$230,600	\$45,000	\$275,600	\$275,600
2021	\$164,000	\$45,000	\$209,000	\$209,000
2020	\$164,000	\$45,000	\$209,000	\$209,000

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.