



Address: [8201 SABINAS CT](#)
City: ARLINGTON
Georeference: 23043B-I-5
Subdivision: LA FRONTERA
Neighborhood Code: 1M070F

Latitude: 32.6078483708
Longitude: -97.1003753609
TAD Map: 2120-340
MAPSCO: TAR-111X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LA FRONTERA Block I Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$352,696

Protest Deadline Date: 5/24/2024

Site Number: 40493164

Site Name: LA FRONTERA-I-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,077

Percent Complete: 100%

Land Sqft^{*}: 13,106

Land Acres^{*}: 0.3008

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:

SIMMONS GERALD P JR
SIMMONS DENISE

Primary Owner Address:

8201 SABINAS CT
ARLINGTON, TX 76002-4208

Deed Date: 4/17/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214077942](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARDY KATHRYN;HARDY STEPHEN	5/28/2009	D209146489	0000000	0000000
CALIPER CAPITAL UWB LLC	5/15/2008	D208187581	0000000	0000000
CALIPER CAPITAL OF TEXAS LLLP	12/20/2005	D205387031	0000000	0000000
GEHAN HOMES LTD	1/1/2004	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	\$297,696	\$55,000	\$352,696	\$352,696
2024	\$297,696	\$55,000	\$352,696	\$325,909
2023	\$314,295	\$55,000	\$369,295	\$296,281
2022	\$273,278	\$30,000	\$303,278	\$269,346
2021	\$235,147	\$30,000	\$265,147	\$244,860
2020	\$216,447	\$30,000	\$246,447	\$222,600

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)
- DISABLED VET 50 to 69 PCT 11.22

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.