



**Address:** [2518 CHERRY SAGE DR](#)  
**City:** ARLINGTON  
**Georeference:** 13572F-L-71  
**Subdivision:** FANNIN FARM WEST ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.6345186222  
**Longitude:** -97.1491188628  
**TAD Map:** 2102-352  
**MAPSCO:** TAR-109H



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 L Lot 71

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 41599225

**Site Name:** FANNIN FARM WEST ADDITION-L-71

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,640

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,102

**Land Acres<sup>\*</sup>:** 0.1860

**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:**

NGUYEN JOHN PAUL

BUI CHAU

**Primary Owner Address:**

2518 CHERRY SAGE DR  
ARLINGTON, TX 76001

**Deed Date:** 5/1/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223079190](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN MARIE;NGUYEN THOMAS U	7/30/2019	<a href="#">D219170571</a>		
CLARK PAM L;CLARK ROBERT S	12/11/2014	<a href="#">D214268749</a>		
ANTARES ACQUISTION LLC	6/23/2014	<a href="#">D214132280</a>	0000000	0000000
HW VENTURES LLC	8/29/2012	<a href="#">D212214186</a>	0000000	0000000
DALMAC-SHELTON FANNIN FMS LTD	1/1/2012	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 <sup>+</sup>
2025	\$357,551	\$65,000	\$422,551	\$422,551
2024	\$357,551	\$65,000	\$422,551	\$422,551
2023	\$346,778	\$65,000	\$411,778	\$411,778
2022	\$305,636	\$55,000	\$360,636	\$360,636
2021	\$267,685	\$55,000	\$322,685	\$322,685
2020	\$247,896	\$55,000	\$302,896	\$302,896

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.