



**Address:** [1804 SABLE BAY LN](#)  
**City:** ARLINGTON  
**Georeference:** 44731E-72-13  
**Subdivision:** VIRIDIAN VILLAGE 2B  
**Neighborhood Code:** 3T020E

**Latitude:** 32.805345175  
**Longitude:** -97.0732437068  
**TAD Map:** 2126-412  
**MAPSCO:** TAR-056W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 2B Block 72  
Lot 13

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- VIRIDIAN MUNICIPAL MGMT DIST (420)
- VIRIDIAN PID #1 (625)
- HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800031760  
**Site Name:** VIRIDIAN VILLAGE 2B 72 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 5,729  
**Percent Complete:** 100%  
**Land Sqft\*:** 10,497  
**Land Acres\*:** 0.2410  
**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:**

PATEL NITINBHAI  
PATEL RASHMI

**Primary Owner Address:**

1804 SABLE BAY LN  
ARLINGTON, TX 76005

**Deed Date:** 7/1/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221191319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL SOUTHWEST LLC	8/8/2020	<a href="#">D219079172</a>		



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	\$809,018	\$122,982	\$932,000	\$932,000
2024	\$874,018	\$122,982	\$997,000	\$997,000
2023	\$822,018	\$122,982	\$945,000	\$945,000
2022	\$822,406	\$123,025	\$945,431	\$945,431
2021	\$418,591	\$125,000	\$543,591	\$543,591
2020	\$0	\$87,500	\$87,500	\$87,500

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.