



Image not found or type unknown

Address: [1806 SABLE BAY LN](#)
City: ARLINGTON
Georeference: 44731E-72-14
Subdivision: VIRIDIAN VILLAGE 2B
Neighborhood Code: 3T020E

Latitude: 32.8052916564
Longitude: -97.073016241
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 14

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

Notice Sent Date: 4/15/2025

Notice Value: \$645,000

Protest Deadline Date: 5/24/2024

Site Number: 800031762

Site Name: VIRIDIAN VILLAGE 2B 72 14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,053

Percent Complete: 100%

Land Sqft* : 8,581

Land Acres* : 0.1970

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:

LINDA K BOUNDS TRUST

Primary Owner Address:

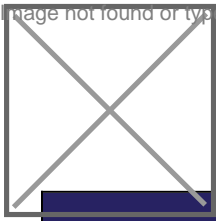
118 IVY CHARM WAY
ARLINGTON, TX 76005

Deed Date: 1/31/2025

Deed Volume:

Deed Page:

Instrument: [D225017469](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AZARELA CHRISTOPHER;STANCHINA LOUIS W	6/2/2024	2024-PR02679-1		
STANCHINA KIMBERLY S;STANCHINA LOUIS W	6/12/2020	D220137764		
HIGHLAND HOMES-DALLAS LLC	9/24/2019	D219217778		

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	\$533,514	\$111,486	\$645,000	\$645,000
2024	\$533,514	\$111,486	\$645,000	\$645,000
2023	\$583,933	\$111,486	\$695,419	\$641,165
2022	\$476,484	\$111,467	\$587,951	\$582,877
2021	\$404,888	\$125,000	\$529,888	\$529,888
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.