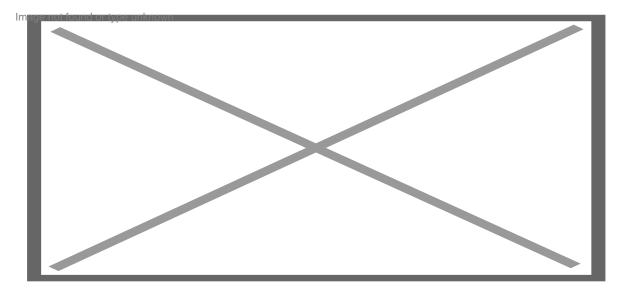


Tarrant Appraisal District Property Information | PDF Account Number: 41625420

Address: <u>1005 WINTER FIRE WAY</u> City: ARLINGTON

Georeference: 44730M-50-11 Subdivision: VIRIDIAN VILLAGE 1B Neighborhood Code: 3T020B Latitude: 32.8001974632 Longitude: -97.0924633366 TAD Map: 2120-412 MAPSCO: TAR-069C





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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1B Block 50 Lot 11

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: 2014 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41625420 Site Name: VIRIDIAN VILLAGE 1B-50-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,219 Percent Complete: 100% Land Sqft*: 4,312 Land Acres*: 0.0989 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: ERTS JANNETTE S ERTS WILLIAM J

Primary Owner Address: 1005 WINTER FIRE WAY ARLINGTON, TX 76005 Deed Date: 12/8/2016 Deed Volume: Deed Page: Instrument: D216288479

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMERMAN NICHOLAS;SIMMERMAN NICOLE	11/14/2014	<u>D214249859</u>		
WEEKLEY HOMES LLC	9/23/2013	D213253488	000000	0000000
HC LOBF ARLINGTON LLC	1/1/2012	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$407,384	\$77,616	\$485,000	\$465,850
2023	\$438,698	\$77,616	\$516,314	\$423,500
2022	\$348,753	\$77,616	\$426,369	\$385,000
2021	\$270,000	\$80,000	\$350,000	\$350,000
2020	\$270,000	\$80,000	\$350,000	\$350,000

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

• 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.