



Address: [1223 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731D-3-1
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: A1A030N

Latitude: 32.8052702753
Longitude: -97.083443556
TAD Map: 2120-412
MAPSCO: TAR-055Z



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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 2A Block 3
Lot 1

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: 2018

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 800020052

Site Name: VIRIDIAN VILLAGE 2A 3 1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,018

Percent Complete: 100%

Land Sqft^{*}: 4,268

Land Acres^{*}: 0.0980

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:

JONES EVAN
SHORT CAROLINE

Primary Owner Address:

1223 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 11/10/2022

Deed Volume:

Deed Page:

Instrument: [D222268489](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	9/27/2022	D222242316		
CRUZ MARLENE;RODRIGUEZ VELEZ RODOLFO JOSE	8/24/2018	D218190001		
CB JENI VIRIDIAN LLC	5/17/2017	D217111161		

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	\$305,863	\$75,000	\$380,863	\$380,863
2023	\$318,500	\$75,000	\$393,500	\$393,500
2022	\$235,892	\$75,000	\$310,892	\$310,892
2021	\$240,781	\$75,000	\$315,781	\$315,781
2020	\$252,141	\$50,000	\$302,141	\$302,141

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.