



**Address:** [1221 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-3-2  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8052546877  
**Longitude:** -97.0835478951  
**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 2

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800020046

**Site Name:** VIRIDIAN VILLAGE 2A 3 2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,018

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,787

**Land Acres<sup>\*</sup>:** 0.0640

**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:**  
HILL MELANIE SUE  
**Primary Owner Address:**  
1221 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 8/28/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218191910](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI VIRIDIAN LLC	5/17/2017	<a href="#">D217111161</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	\$0	\$0	\$0	\$0
2024	\$351,977	\$75,000	\$426,977	\$376,179
2023	\$360,223	\$75,000	\$435,223	\$341,981
2022	\$235,892	\$75,000	\$310,892	\$310,892
2021	\$232,698	\$75,000	\$307,698	\$307,698
2020	\$262,141	\$50,000	\$312,141	\$312,141

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.