



Address: [1319 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731D-4-1
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: A1A030N

Latitude: 32.8052904498
Longitude: -97.0825091292
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 4
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: None

Protest Deadline Date: 5/15/2025

Site Number: 800020090

Site Name: VIRIDIAN VILLAGE 2A 4 1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,091

Percent Complete: 100%

Land Sqft*: 4,617

Land Acres*: 0.1060

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:

GHIMIRE RMESH
GHIMIRE NEWRAIN

Deed Date: 5/31/2018

Deed Volume:

Deed Page:

Instrument: [D218117944](#)

Primary Owner Address:

1319 BIRDS FORT TRL
ARLINGTON, TX 76005

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI VIRIDIAN LLC	2/8/2017	D217030646		

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	\$312,880	\$75,000	\$387,880	\$387,880
2023	\$347,292	\$75,000	\$422,292	\$422,292
2022	\$188,000	\$75,000	\$263,000	\$263,000
2021	\$188,000	\$75,000	\$263,000	\$263,000
2020	\$213,000	\$50,000	\$263,000	\$263,000

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

There are no exemptions for this property

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.