

Tarrant Appraisal District Property Information | PDF Account Number: 42223464

Address: 1315 BIRDS FORT TR

City: ARLINGTON Georeference: 44731D-4-2 Subdivision: VIRIDIAN VILLAGE 2A Neighborhood Code: A1A030N Latitude: 32.8052874373 Longitude: -97.0826216908 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 2

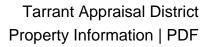
Jurisdictions:

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: JACK DOWNING (X0385) Protest Deadline Date: 5/15/2025

Site Number: 800020083 Site Name: VIRIDIAN VILLAGE 2A 4 2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,843 Percent Complete: 100% Land Sqft^{*}: 2,613 Land Acres^{*}: 0.0600 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: LANGHAM AMY SUZANNE

Primary Owner Address: 1315 BIRDS FORT TRL ARLINGTON, TX 76005 Deed Date: 7/27/2022 Deed Volume: Deed Page: Instrument: D222188580

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CIRLOT MARY ANNA	6/8/2018	D218124763		
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$317,000	\$75,000	\$392,000	\$392,000
2023	\$315,000	\$75,000	\$390,000	\$390,000
2022	\$231,911	\$75,000	\$306,911	\$306,911
2021	\$207,235	\$75,000	\$282,235	\$282,235
2020	\$225,482	\$50,000	\$275,482	\$275,482

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.