



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. [Tarrant County Tax Office Account Information](#).

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.