



**Address:** [1311 BIRDS FORT DR](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-4-3  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8052882619  
**Longitude:** -97.0827033402  
**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 3

**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:** 800020095

**Site Name:** VIRIDIAN VILLAGE 2A 4 3

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

**Parcels:** 1

**Approximate Size+++:** 2,091

**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:**  
SWANN LESLIE ANNETTE  
**Primary Owner Address:**  
1311 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 5/30/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218116035](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI VIRIDIAN LLC	2/8/2017	<a href="#">D217030646</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	\$359,844	\$75,000	\$434,844	\$403,185
2023	\$368,310	\$75,000	\$443,310	\$366,532
2022	\$258,211	\$75,000	\$333,211	\$333,211
2021	\$245,619	\$75,000	\$320,619	\$320,619
2020	\$267,554	\$50,000	\$317,554	\$317,554

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.