



**Address:** [1307 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-4-5  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8052895417  
**Longitude:** -97.0829142563  
**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 5

**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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800020100

**Site Name:** VIRIDIAN VILLAGE 2A 4 5

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft\*:** 3,659

**Land Acres\*:** 0.0840

**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:**

NGUYEN THU

**Primary Owner Address:**

1307 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 5/3/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218096671](#)

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	\$358,933	\$75,000	\$433,933	\$423,029
2023	\$367,381	\$75,000	\$442,381	\$384,572
2022	\$274,611	\$75,000	\$349,611	\$349,611
2021	\$245,002	\$75,000	\$320,002	\$320,002
2020	\$266,884	\$50,000	\$316,884	\$316,884

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.