



Address: [1306 WHITE SQUALL TR](#)
City: ARLINGTON
Georeference: 44731D-4-21
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: 3T020E

Latitude: 32.8062263081
Longitude: -97.0825547766
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 21

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: 800020104

Site Name: VIRIDIAN VILLAGE 2A 4 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,697

Percent Complete: 100%

Land Sqft^{*}: 10,715

Land Acres^{*}: 0.2460

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:
FITZGERALD BRAD
Primary Owner Address:
1306 WHITE SQUALL TR
ARLINGTON, TX 76005

Deed Date: 7/16/2019
Deed Volume:
Deed Page:
Instrument: [D219155949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELLES SANDY;NELLES SCOTT M	4/30/2018	D218095437		
MHI PARTNERSHIP LTD	12/30/2016	D217000226		

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	\$492,710	\$124,290	\$617,000	\$617,000
2023	\$510,629	\$124,290	\$634,919	\$581,307
2022	\$417,484	\$124,294	\$541,778	\$528,461
2021	\$355,419	\$125,000	\$480,419	\$480,419
2020	\$324,676	\$125,000	\$449,676	\$449,676

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.