



Address: [1804 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731E-54-13
Subdivision: VIRIDIAN VILLAGE 2B
Neighborhood Code: 3T020I

Latitude: 32.8041416526
Longitude: -97.0768670775
TAD Map: 2126-412
MAPSCO: TAR-070A



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 2B Block 54
Lot 13

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: 2019
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 800031655
Site Name: VIRIDIAN VILLAGE 2B 54 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 4,249
Percent Complete: 100%
Land Sqft*: 8,015
Land Acres*: 0.1840
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 NHUNG T
VARUGHESE CYRIL A

Primary Owner Address:

1804 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 5/29/2019**Deed Volume:****Deed Page:****Instrument:** [D219114692](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	11/15/2018	D218262724		

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	\$693,622	\$108,090	\$801,712	\$798,731
2023	\$641,481	\$108,090	\$749,571	\$726,119
2022	\$551,986	\$108,122	\$660,108	\$660,108
2021	\$475,937	\$125,000	\$600,937	\$600,937
2020	\$475,937	\$125,000	\$600,937	\$600,937

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.