

Property Information | PDF

LOCATION

Account Number: 42367105

Address: 1804 BIRDS FORT TR

City: ARLINGTON

Georeference: 44731E-54-13

Subdivision: VIRIDIAN VILLAGE 2B

Neighborhood Code: 3T0201

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%

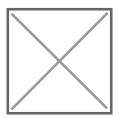
Land Sqft*: 8,015 Land Acres*: 0.1840

Pool: N

+++ Rounded.

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^{*} 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. <u>Tarrant County Tax Office Account Information</u>.

| 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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.