



**Address:** [1139 BLUE LAKE BLVD](#)  
**City:** ARLINGTON  
**Georeference:** 44730H-4-49  
**Subdivision:** VIRIDIAN ADDN  
**Neighborhood Code:** 3T020B

**Latitude:** 32.7978132787  
**Longitude:** -97.0881800992  
**TAD Map:** 2120-408  
**MAPSCO:** TAR-069C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN ADDN Block 4 Lot 49

**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:** 2013

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$804,062

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41544021

**Site Name:** VIRIDIAN ADDN-4-49

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,137

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,147

**Land Acres<sup>\*</sup>:** 0.2099

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SIMPSON GERALD C  
SIMPSON JOANN

**Primary Owner Address:**

1139 BLUE LAKE BLVD  
ARLINGTON, TX 76005-4501

**Deed Date:** 4/29/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214086441](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN HOMES-DFW LLC	9/24/2012	<a href="#">D212241152</a>	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2011	000000000000000	0000000	0000000

## 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	\$570,118	\$114,882	\$685,000	\$685,000
2024	\$689,180	\$114,882	\$804,062	\$732,050
2023	\$655,259	\$114,882	\$770,141	\$665,500
2022	\$520,419	\$114,886	\$635,305	\$605,000
2021	\$425,000	\$125,000	\$550,000	\$550,000
2020	\$431,075	\$118,925	\$550,000	\$550,000

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.