



Address: [1121 BLUE LAKE BLVD](#)
City: ARLINGTON
Georeference: 44730H-4-57
Subdivision: VIRIDIAN ADDN
Neighborhood Code: 3T020B

Latitude: 32.798288249
Longitude: -97.0898422327
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 57

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$605,226

Protest Deadline Date: 5/24/2024

Site Number: 41544110

Site Name: VIRIDIAN ADDN-4-57

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,738

Percent Complete: 100%

Land Sqft^{*}: 8,624

Land Acres^{*}: 0.1979

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:

YANG XUNA

Primary Owner Address:

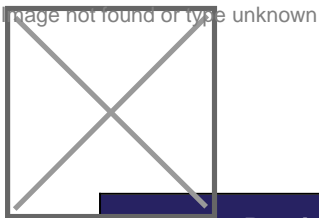
1121 BLUE LAKE BLVD
ARLINGTON, TX 76005

Deed Date: 7/25/2016

Deed Volume:

Deed Page:

Instrument: [D216189609](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| MENG DESHENG;MENG XUNA YANG | 12/26/2013 | D213323837 | 0000000 | 0000000 |
| K HOVNANIAN HOMES - DFW LLC | 12/14/2012 | D212312073 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$402,698 | \$111,744 | \$514,442 | \$514,442 |
| 2024 | \$493,482 | \$111,744 | \$605,226 | \$579,698 |
| 2023 | \$512,959 | \$111,744 | \$624,703 | \$526,998 |
| 2022 | \$401,899 | \$111,767 | \$513,666 | \$479,089 |
| 2021 | \$310,535 | \$125,000 | \$435,535 | \$435,535 |
| 2020 | \$310,535 | \$125,000 | \$435,535 | \$435,535 |

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.