



Address: [1104 BLUE LAKE BLVD](#)
City: ARLINGTON
Georeference: 44730H-46-21
Subdivision: VIRIDIAN ADDN
Neighborhood Code: 3T020B

Latitude: 32.7984113936
Longitude: -97.0915899897
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 46 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: 2016

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 41545796
Site Name: VIRIDIAN ADDN-46-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,778
Percent Complete: 100%
Land Sqft^{*}: 11,822
Land Acres^{*}: 0.2713
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

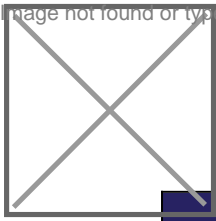
Current Owner:

PATEL JAIMIN M
PATEL VISHAKHA

Primary Owner Address:

1104 BLUE LAKE BLVD
ARLINGTON, TX 76005

Deed Date: 5/26/2022
Deed Volume:
Deed Page:
Instrument: [D222136185](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARENDT KATHLEEN	7/21/2017	D217173108		
DREES CUSTOM HOMES LP	4/30/2015	D215100780		
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	\$572,168	\$130,932	\$703,100	\$703,100
2024	\$624,812	\$130,932	\$755,744	\$755,744
2023	\$689,213	\$130,932	\$820,145	\$820,145
2022	\$536,075	\$130,989	\$667,064	\$568,740
2021	\$392,036	\$125,000	\$517,036	\$517,036
2020	\$392,036	\$125,000	\$517,036	\$517,036

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

There are no exemptions for this property

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.