



**Address:** [1205 VIRIDIAN PARK LN](#)  
**City:** ARLINGTON  
**Georeference:** 44730N-29-3  
**Subdivision:** VIRIDIAN VILLAGE 1C-1  
**Neighborhood Code:** 3T020G

**Latitude:** 32.7944390671  
**Longitude:** -97.0873000228  
**TAD Map:** 2126-408  
**MAPSCO:** TAR-069G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 1C-1 Block  
29 Lot 3

**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:** 2014

**Personal Property Account:** N/A

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855)

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

**Site Number:** 41618963

**Site Name:** VIRIDIAN VILLAGE 1C-1-29-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,102

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,230

**Land Acres<sup>\*</sup>:** 0.6939

**Pool:** Y

<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:**

POTRATZ JAMES C REVOCABLE TRUST

**Primary Owner Address:**

1205 VIRIDIAN PARK LN  
ARLINGTON, TX 76005

**Deed Date:** 3/22/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218063590](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POTRATZ JAMES C REVOCABLE TRUST	3/22/2018	<a href="#">D218063590</a>		
POTRATZ JAMES C	3/31/2017	<a href="#">D217072514</a>		
FULTON AMY;FULTON HENRY S	6/29/2015	<a href="#">D215142285</a>		
GLENDARROCH HOMES LLC	2/10/2014	<a href="#">D214028460</a>	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2012	0000000000000000	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	\$1,001,920	\$241,380	\$1,243,300	\$1,243,300
2024	\$1,184,220	\$241,380	\$1,425,600	\$1,425,600
2023	\$1,391,132	\$241,380	\$1,632,512	\$1,331,001
2022	\$1,391,277	\$241,235	\$1,632,512	\$1,210,001
2021	\$925,001	\$175,000	\$1,100,001	\$1,100,001
2020	\$925,001	\$175,000	\$1,100,001	\$1,100,001

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.