



Address: [4001 SHADY FORGE TR](#)
City: ARLINGTON
Georeference: 44730M-47-9
Subdivision: VIRIDIAN VILLAGE 1B
Neighborhood Code: 3T020B

Latitude: 32.7991362974
Longitude: -97.0898351017
TAD Map: 2126-412
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 VILLAGE 1B Block 47
Lot 9

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: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Notice Sent Date: 4/15/2025

Notice Value: \$575,000

Protest Deadline Date: 5/24/2024

Site Number: 41624580

Site Name: VIRIDIAN VILLAGE 1B-47-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,704

Percent Complete: 100%

Land Sqft* : 7,274

Land Acres* : 0.1669

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:

NGUYEN HUNG VAN
NGUYEN KHUE BICH

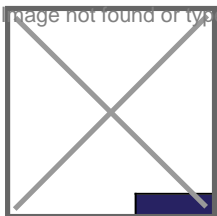
Primary Owner Address:
4001 SHADY FORGE TRL
ARLINGTON, TX 76005

Deed Date: 7/31/2017

Deed Volume:

Deed Page:

Instrument: [D217174332](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUZO ANGIE	3/14/2014	D214051577	0000000	0000000
K HOVNANIAN HOMES-DFW LLC	7/16/2013	D213185219	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2012	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	\$415,796	\$103,644	\$519,440	\$519,440
2024	\$471,356	\$103,644	\$575,000	\$539,989
2023	\$425,356	\$103,644	\$529,000	\$490,899
2022	\$342,618	\$103,654	\$446,272	\$446,272
2021	\$328,477	\$80,000	\$408,477	\$408,477
2020	\$315,306	\$80,000	\$395,306	\$395,306

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.