



**Address:** [4009 SHADY FORGE TR](#)  
**City:** ARLINGTON  
**Georeference:** 44730M-47-13  
**Subdivision:** VIRIDIAN VILLAGE 1B  
**Neighborhood Code:** 3T020B

**Latitude:** 32.7996151692  
**Longitude:** -97.0896419765  
**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 13

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$592,001  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41624629  
**Site Name:** VIRIDIAN VILLAGE 1B-47-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,707  
**Percent Complete:** 100%  
**Land Sqft\*** : 5,401  
**Land Acres\*** : 0.1239  
**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:**  
GUERRERO EDWARD JR  
GUERRERO VERONICA M  
**Primary Owner Address:**  
4009 SHADY FORGE TRL  
ARLINGTON, TX 76005

**Deed Date:** 6/3/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221159856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ DALIA GARCIA	4/3/2019	<a href="#">D219068804</a>		
SANCHEZ LIVING TRUST	7/14/2014	<a href="#">D214150583</a>		
SANCHEZ DALIA	2/20/2014	00003426		
SANCHEZ DALIA;SANCHEZ MARIO	12/30/2013	<a href="#">D214000744</a>	0000000	0000000
DARLING HOMES OF TEXAS LLC	6/24/2013	<a href="#">D213164807</a>	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 <sup>+</sup>
2025	\$452,594	\$92,406	\$545,000	\$545,000
2024	\$499,595	\$92,406	\$592,001	\$586,016
2023	\$442,594	\$92,406	\$535,000	\$532,742
2022	\$391,900	\$92,411	\$484,311	\$484,311
2021	\$321,413	\$80,000	\$401,413	\$401,413
2020	\$316,850	\$80,000	\$396,850	\$396,850

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.