



Address: [1304 BLUE LAKE BLVD](#)
City: ARLINGTON
Georeference: 44730Q-20-8
Subdivision: VIRIDIAN VILLAGE 1C-2
Neighborhood Code: 3T020B

Latitude: 32.7960784621
Longitude: -97.0831240371
TAD Map: 2126-408
MAPSCO: TAR-069H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1C-2 Block
20 Lot 8

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$813,074

Protest Deadline Date: 5/24/2024

Site Number: 41669908
Site Name: VIRIDIAN VILLAGE 1C-2-20-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 4,134
Percent Complete: 100%
Land Sqft*: 10,280
Land Acres*: 0.2359
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

UPRETI PRAMILA
KARKI RANJAN

Primary Owner Address:

1304 BLUE LAKE BLVD
ARLINGTON, TX 76005

Deed Date: 12/18/2024

Deed Volume:

Deed Page:

Instrument: [D224227386](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DECAY REVOCABLE TRUST	3/7/2017	D217056066		
DECAY KENNY J;DECAY MARSHA M	4/22/2015	D215083726		
	3/10/2014	41669908		
HC LOBF ARLINGTON LLC	1/1/2013	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	\$691,394	\$121,680	\$813,074	\$813,074
2024	\$691,394	\$121,680	\$813,074	\$813,074
2023	\$761,014	\$121,680	\$882,694	\$761,146
2022	\$589,159	\$121,715	\$710,874	\$691,951
2021	\$504,046	\$125,000	\$629,046	\$629,046
2020	\$458,020	\$125,000	\$583,020	\$583,020

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.