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**Address:** [1212 ARROW PARK WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44730Q-22-19  
**Subdivision:** VIRIDIAN VILLAGE 1C-2  
**Neighborhood Code:** 3T020B

**Latitude:** 32.7956244192  
**Longitude:** -97.0850093713  
**TAD Map:** 2126-408  
**MAPSCO:** TAR-069H



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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 1C-2 Block  
22 Lot 19

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$710,077

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

**Site Number:** 41670213

**Site Name:** VIRIDIAN VILLAGE 1C-2-22-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,302

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,797

**Land Acres<sup>\*</sup>:** 0.1789

**Pool:** N

<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:**

ALDRICH BENJAMIN JOSEPH

**Primary Owner Address:**

4101 VIRIDIAN VILLAGE DR APT 3422  
ARLINGTON, TX 76005

**Deed Date:** 1/27/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225039819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALDRICH BENJAMIN JOSEPH;ALDRICH DESIREE ROCHELLE	10/29/2020	<a href="#">D220284558</a>		
RYAN ELIZABETH G;RYAN JAMES P	12/18/2015	<a href="#">D215282646</a>		
WEEKLEY HOMES LLC	12/30/2013	<a href="#">D214001461</a>	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2013	00000000000000	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	\$603,295	\$106,782	\$710,077	\$710,077
2024	\$603,295	\$106,782	\$710,077	\$657,417
2023	\$604,834	\$106,782	\$711,616	\$597,652
2022	\$470,048	\$106,819	\$576,867	\$543,320
2021	\$413,927	\$80,000	\$493,927	\$493,927
2020	\$375,195	\$80,000	\$455,195	\$455,195

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.