



**Address:** [4030 SHADY FORGE TR](#)  
**City:** ARLINGTON  
**Georeference:** 44730R-53-10  
**Subdivision:** VIRIDIAN VILLAGE 1E1A  
**Neighborhood Code:** 3T020B

**Latitude:** 32.8009231779  
**Longitude:** -97.0902084167  
**TAD Map:**  
**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 1E1A Block  
53 Lot 10 PER PLAT D214136088

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$740,130

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

**Site Number:** 141729935

**Site Name:** VIRIDIAN VILLAGE 1E1A Block 53 Lot 10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,751

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,503

**Land Acres<sup>\*</sup>:** 0.3090

**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:**

DAVID AMANDA

**Primary Owner Address:**

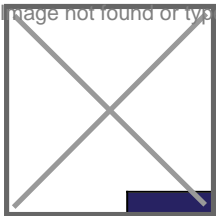
2520 K AVE SUITE 700-287  
PLANO, TX 75074

**Deed Date:** 12/16/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215259371](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN HOMES-DFW LLC	10/20/2014	<a href="#">D214232924</a>		
HC LOBF ARLINGTON LLC	1/1/2014	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	\$599,112	\$141,018	\$740,130	\$740,130
2024	\$599,112	\$141,018	\$740,130	\$688,191
2023	\$690,484	\$141,018	\$831,502	\$625,628
2022	\$537,572	\$140,971	\$678,543	\$568,753
2021	\$392,048	\$125,000	\$517,048	\$517,048
2020	\$392,049	\$125,000	\$517,049	\$517,049

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.