



**Address:** [4003 ROSE SPIRIT ST](#)  
**City:** ARLINGTON  
**Georeference:** 44730R-53-13  
**Subdivision:** VIRIDIAN VILLAGE 1E1A  
**Neighborhood Code:** 3T020B

**Latitude:** 32.8005286362  
**Longitude:** -97.0906061986  
**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 13 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:** TEXAS TAX PROTEST (05909)

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

**Notice Value:** \$821,594

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

**Site Number:** 141729978

**Site Name:** VIRIDIAN VILLAGE 1E1A Block 53 Lot 13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,853

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,496

**Land Acres<sup>\*</sup>:** 0.2170

**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:**

SUBEDI ISWORI PRASAD  
SAPKOTA CHANDIKA SUBEDI

**Primary Owner Address:**

4003 ROSE SPIRIT ST  
ARLINGTON, TX 76005

**Deed Date:** 9/24/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224172367](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANIEL E TAYLOR LIVING TRUST;SPENCER LEROYAL	4/25/2022	<a href="#">D222106681</a>		
SPENCER LEROYAL;TAYLOR DANIEL E	10/28/2015	<a href="#">D215245017</a>		
K HOVNANIAN HOMES-DFW LLC	10/20/2014	<a href="#">D214232924</a>		
HC LOBF ARLINGTON LLC	1/1/2014	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	\$704,618	\$116,976	\$821,594	\$821,594
2024	\$704,618	\$116,976	\$821,594	\$808,144
2023	\$706,416	\$116,976	\$823,392	\$734,676
2022	\$550,896	\$116,991	\$667,887	\$667,887
2021	\$486,155	\$125,000	\$611,155	\$611,155
2020	\$441,482	\$125,000	\$566,482	\$566,482

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.