



**Address:** [1311 IVY CHARM WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44731S-55-26  
**Subdivision:** VIRIDIAN VILLAGE 1E-3  
**Neighborhood Code:** 3T020B

**Latitude:** 32.803637402  
**Longitude:** -97.0888303981  
**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 1E-3 Block  
55 Lot 26

**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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$612,000

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

**Site Number:** 800011527

**Site Name:** VIRIDIAN VILLAGE 1E-3 55 26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,277

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,369

**Land Acres<sup>\*</sup>:** 0.2610

**Pool:** Y

<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:**

ZAMPATTI ALDO  
VINET CARMEN ANDREA

**Primary Owner Address:**

1311 IVY CHARM WAY  
ARLINGTON, TX 76005

**Deed Date:** 11/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217275886](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	5/5/2016	<a href="#">D216096472</a>		

## 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	\$451,786	\$128,214	\$580,000	\$573,625
2024	\$483,786	\$128,214	\$612,000	\$521,477
2023	\$492,651	\$128,214	\$620,865	\$474,070
2022	\$361,903	\$128,242	\$490,145	\$403,700
2021	\$287,000	\$80,000	\$367,000	\$367,000
2020	\$287,000	\$80,000	\$367,000	\$367,000

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.