



Address: [1309 IVY CHARM WAY](#)
City: ARLINGTON
Georeference: 44731S-55-27
Subdivision: VIRIDIAN VILLAGE 1E-3
Neighborhood Code: 3T020B

Latitude: 32.8036489981
Longitude: -97.0886208916
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 27

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: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800011532

Site Name: VIRIDIAN VILLAGE 1E-3 55 27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,175

Percent Complete: 100%

Land Sqft^{*}: 4,922

Land Acres^{*}: 0.1130

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KANDEL BHIMKANTA
KANDEL NIRMALA SHARMA

Primary Owner Address:

1309 IVY CHARM WAY
ARLINGTON, TX 76005

Deed Date: 5/3/2022

Deed Volume:

Deed Page:

Instrument: [D222118398](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARVER JAMES K;TARVER PAULA J	11/18/2016	D216277572		
WEEKLEY HOMES LLC	5/4/2016	D216094886		

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	\$436,404	\$88,596	\$525,000	\$525,000
2024	\$436,404	\$88,596	\$525,000	\$525,000
2023	\$449,155	\$88,596	\$537,751	\$537,751
2022	\$350,303	\$88,596	\$438,899	\$412,061
2021	\$294,601	\$80,000	\$374,601	\$374,601
2020	\$279,134	\$80,000	\$359,134	\$359,134

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.