



Address: [895 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44730T-64-3
Subdivision: VIRIDIAN VILLAGE 1F
Neighborhood Code: A1A030N

Latitude: 32.8045697225
Longitude: -97.0949524944
TAD Map: 2120-412
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 1F Block 64
Lot 3

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: 5/1/2025

Notice Value: \$446,128

Protest Deadline Date: 5/24/2024

Site Number: 800016003

Site Name: VIRIDIAN VILLAGE 1F 64 3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,199

Percent Complete: 100%

Land Sqft* : 4,530

Land Acres* : 0.1040

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:

LITTLEJOHN ELIZABETH

Primary Owner Address:

895 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 4/30/2018

Deed Volume:

Deed Page:

Instrument: [D218092494](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRENADIER VIRIDIAN LLC	12/20/2016	D217000058		
RCP VIRIDIAN I LLC	11/29/2016	D216279703		

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	\$360,445	\$75,000	\$435,445	\$435,445
2024	\$371,128	\$75,000	\$446,128	\$433,890
2023	\$379,895	\$75,000	\$454,895	\$394,445
2022	\$283,586	\$75,000	\$358,586	\$358,586
2021	\$252,844	\$75,000	\$327,844	\$327,844
2020	\$275,557	\$105,000	\$380,557	\$380,557

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.