



Image not found or type unknown

**Address:** [893 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44730T-64-4  
**Subdivision:** VIRIDIAN VILLAGE 1F  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8045423005  
**Longitude:** -97.0950599995  
**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 4

**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:** \$449,592

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

**Site Number:** 800016009  
**Site Name:** VIRIDIAN VILLAGE 1F 64 4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,226  
**Percent Complete:** 100%  
**Land Sqft\*** : 3,789  
**Land Acres\*** : 0.0870  
**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:**

TRAN LENA YEN  
LU BRIAN HIEN  
RAY LU ANDY

**Primary Owner Address:**

893 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 6/10/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221172255](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOWE PATRICIA;LOWE RONALD	12/8/2017	<a href="#">D217286110</a>		
GRENADIER VIRIDIAN LLC	12/20/2016	<a href="#">D217000031</a>		
RCP VIRIDIAN I LLC	11/29/2016	<a href="#">D216279703</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	\$374,592	\$75,000	\$449,592	\$449,592
2024	\$374,592	\$75,000	\$449,592	\$437,135
2023	\$383,436	\$75,000	\$458,436	\$397,395
2022	\$286,268	\$75,000	\$361,268	\$361,268
2021	\$255,252	\$75,000	\$330,252	\$330,252
2020	\$256,203	\$105,000	\$361,203	\$322,449

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.