



**Address:** [891 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44730T-64-5  
**Subdivision:** VIRIDIAN VILLAGE 1F  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8045152468  
**Longitude:** -97.095167209  
**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 5

**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:** \$442,194

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

**Site Number:** 800015998  
**Site Name:** VIRIDIAN VILLAGE 1F 64 5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,166  
**Percent Complete:** 100%  
**Land Sqft\*** : 4,660  
**Land Acres\*** : 0.1070  
**Pool:** N

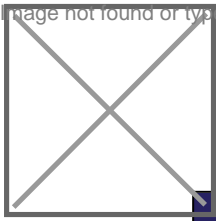
+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
BOSTON DONALD  
**Primary Owner Address:**  
891 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 5/25/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218115050](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRENADIER VIRIDIAN LLC	12/20/2016	<a href="#">D217000029</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	\$367,194	\$75,000	\$442,194	\$442,194
2024	\$367,194	\$75,000	\$442,194	\$430,305
2023	\$375,863	\$75,000	\$450,863	\$391,186
2022	\$280,624	\$75,000	\$355,624	\$355,624
2021	\$250,225	\$75,000	\$325,225	\$325,225
2020	\$272,686	\$105,000	\$377,686	\$377,686

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.