



Address: [887 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44730T-64-7
Subdivision: VIRIDIAN VILLAGE 1F
Neighborhood Code: A1A030N

Latitude: 32.8044554394
Longitude: -97.0954664013
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 7

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800016011
Site Name: VIRIDIAN VILLAGE 1F 64 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,768
Percent Complete: 100%
Land Sqft* : 5,793
Land Acres* : 0.1330
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:
GIRARD RANDEE LEA
Primary Owner Address:
887 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 12/2/2022
Deed Volume:
Deed Page:
Instrument: [D222280801](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOYNER ELLA M	4/5/2019	D219070417		
GRENADIER VIRIDIAN LLC	5/31/2017	D217129237		
RCP VIRIDIAN I LLC	11/4/2016	D216273423		

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	\$274,474	\$75,000	\$349,474	\$349,474
2024	\$274,474	\$75,000	\$349,474	\$349,474
2023	\$324,213	\$75,000	\$399,213	\$399,213
2022	\$242,735	\$75,000	\$317,735	\$317,735
2021	\$216,732	\$75,000	\$291,732	\$291,732
2020	\$235,956	\$105,000	\$340,956	\$340,956

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.