



Address: [885 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44730T-64-8
Subdivision: VIRIDIAN VILLAGE 1F
Neighborhood Code: A1A030N

Latitude: 32.8044225958
Longitude: -97.0956042895
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 8

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: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/24/2024

Site Number: 800016010
Site Name: VIRIDIAN VILLAGE 1F 64 8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,617
Percent Complete: 100%
Land Sqft* : 4,356
Land Acres* : 0.1000
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:

CHABS PROPERTIES LLC

Primary Owner Address:

1228 GREUNE VALLEY CIR
NEW BRAUNFELS, TX 78130

Deed Date: 8/15/2023
Deed Volume:
Deed Page:
Instrument: [D223146753](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROUSSARD BARBARA R;BROUSSARD CHARLES E	5/21/2018	D218109773		
GRENADIER VIRIDIAN LLC	5/31/2017	D217129224		
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	\$288,600	\$75,000	\$363,600	\$363,600
2024	\$288,600	\$75,000	\$363,600	\$363,600
2023	\$302,978	\$75,000	\$377,978	\$377,978
2022	\$193,000	\$75,000	\$268,000	\$268,000
2021	\$193,000	\$75,000	\$268,000	\$268,000
2020	\$210,232	\$105,000	\$315,232	\$315,232

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

There are no exemptions for this property

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.