



**Address:** [883 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44730T-64-9  
**Subdivision:** VIRIDIAN VILLAGE 1F  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8043966134  
**Longitude:** -97.0957123393  
**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 9

**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:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Site Number:** 800016006

**Site Name:** VIRIDIAN VILLAGE 1F 64 9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 1,269

**Percent Complete:** 100%

**Land Sqft\*** : 3,528

**Land Acres\*** : 0.0810

**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:**

KARIMI ENTERPRISES LLC

**Primary Owner Address:**

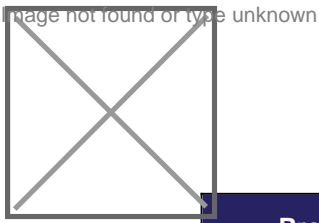
PO BOX 122385  
ARLINGTON, TX 76012

**Deed Date:** 8/28/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219196279](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BECK HELEN M	2/27/2018	<a href="#">D218043249</a>		
GRENADIER VIRIDIAN LLC	5/31/2017	<a href="#">D217129153</a>		
RCP VIRIDIAN I LLC	11/4/2016	<a href="#">D216273423</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	\$202,355	\$75,000	\$277,355	\$277,355
2024	\$230,090	\$75,000	\$305,090	\$305,090
2023	\$242,311	\$75,000	\$317,311	\$317,311
2022	\$186,712	\$75,000	\$261,712	\$261,712
2021	\$176,624	\$75,000	\$251,624	\$251,624
2020	\$150,000	\$105,000	\$255,000	\$255,000

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.