



Address: [881 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44730T-64-10
Subdivision: VIRIDIAN VILLAGE 1F
Neighborhood Code: A1A030N

Latitude: 32.8043704751
Longitude: -97.0958204096
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 10

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: PROPERTY TAX LOCK (11667)
Protest Deadline Date: 5/24/2024

Site Number: 800016001
Site Name: VIRIDIAN VILLAGE 1F 64 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,617
Percent Complete: 100%
Land Sqft* : 4,312
Land Acres* : 0.0990
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:
EDWARDS R DEADEA
Primary Owner Address:
881 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 6/4/2018
Deed Volume:
Deed Page:
Instrument: [D218120054](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRENADIER VIRIDIAN LLC	5/31/2017	D217129150		
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	\$216,885	\$75,000	\$291,885	\$291,885
2024	\$216,885	\$75,000	\$291,885	\$291,885
2023	\$211,162	\$75,000	\$286,162	\$286,162
2022	\$202,924	\$74,999	\$277,923	\$277,923
2021	\$202,923	\$75,000	\$277,923	\$277,923
2020	\$220,821	\$105,001	\$325,822	\$325,822

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.