

Tarrant Appraisal District

Property Information | PDF

Account Number: 42179554

Address: 881 BIRDS FORT TR

City: ARLINGTON

Georeference: 44730T-64-10

Subdivision: VIRIDIAN VILLAGE 1F Neighborhood Code: A1A030N

GoogletMapd 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

Latitude: 32.8043704751

TAD Map: 2120-412 **MAPSCO:** TAR-069C

Longitude: -97.0958204096

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.

OWNER INFORMATION

Current Owner:

EDWARDS R DEADEA

Primary Owner Address:

881 BIRDS FORT TRL

Deed Date: 6/4/2018

Deed Volume:

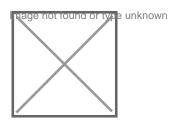
Deed Page:

ARLINGTON, TX 76005 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		

07-24-2025 Page 1

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



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. <u>Tarrant County Tax Office Account Information</u>.

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.

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.

07-24-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.