



Address: [1015 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44730T-66-2
Subdivision: VIRIDIAN VILLAGE 1F
Neighborhood Code: A1A030N

Latitude: 32.8051868117
Longitude: -97.0915065995
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 66
Lot 2

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: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$391,097

Protest Deadline Date: 5/24/2024

Site Number: 800016034
Site Name: VIRIDIAN VILLAGE 1F 66 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,757
Percent Complete: 100%
Land Sqft* : 4,791
Land Acres* : 0.1100
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:

THE KAREN A. ANDREWS LIVING TRUST

Primary Owner Address:

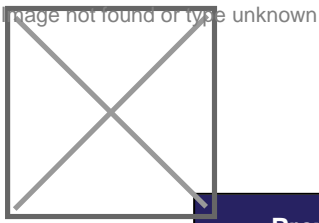
1015 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 12/21/2020

Deed Volume:

Deed Page:

Instrument: [D221001231](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDREWS KAREN	10/24/2018	D218237315		
GRENADIER VIRIDIAN LLC	4/9/2018	D218080578		
RCP VIRIDIAN I LLC	12/1/2017	D217281751		

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	\$286,000	\$75,000	\$361,000	\$361,000
2024	\$316,097	\$75,000	\$391,097	\$383,838
2023	\$323,503	\$75,000	\$398,503	\$348,944
2022	\$242,222	\$75,000	\$317,222	\$317,222
2021	\$216,282	\$75,000	\$291,282	\$291,282
2020	\$235,457	\$105,000	\$340,457	\$340,457

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.