



Address: [1025 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44730T-67-4
Subdivision: VIRIDIAN VILLAGE 1F
Neighborhood Code: A1A030N

Latitude: 32.8054575345
Longitude: -97.0902214761
TAD Map: 2120-412
MAPSCO: TAR-055Y



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 67
Lot 4

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: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$397,363

Protest Deadline Date: 5/24/2024

Site Number: 800016061

Site Name: VIRIDIAN VILLAGE 1F 67 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,793

Percent Complete: 100%

Land Sqft* : 5,019

Land Acres* : 0.1152

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:

LANGENEGGER JOHN DOUGLAS
LANGENEGGER MARLA LORI

Primary Owner Address:

1025 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 8/30/2019

Deed Volume:

Deed Page:

Instrument: [D219197776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRENADIER VIRIDIAN LLC	1/14/2019	D219010303		
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	\$322,363	\$75,000	\$397,363	\$397,363
2024	\$322,363	\$75,000	\$397,363	\$389,743
2023	\$329,905	\$75,000	\$404,905	\$354,312
2022	\$247,102	\$75,000	\$322,102	\$322,102
2021	\$220,675	\$75,000	\$295,675	\$295,675
2020	\$240,208	\$80,000	\$320,208	\$320,208

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.