



**Address:** [4305 BRIAR PATCH WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44730T-67-13  
**Subdivision:** VIRIDIAN VILLAGE 1F  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8059158534  
**Longitude:** -97.0904100108  
**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 13

**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

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

**Site Number:** 800016067  
**Site Name:** VIRIDIAN VILLAGE 1F 67 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,735  
**Percent Complete:** 100%  
**Land Sqft\*** : 5,357  
**Land Acres\*** : 0.1230  
**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:**

MAHENDROO INDU

**Primary Owner Address:**

4305 BRIAR PATCH WAY  
ARLINGTON, TX 76005

**Deed Date:** 6/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219124191](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRENADIER VIRIDIAN LLC	10/11/2018	<a href="#">D218240788</a>		
RCP VIRIDIAN I LLC	12/1/2017	<a href="#">D217281751</a>		



## VALUES

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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	\$314,549	\$75,000	\$389,549	\$389,549
2024	\$314,549	\$75,000	\$389,549	\$389,549
2023	\$321,899	\$75,000	\$396,899	\$396,899
2022	\$241,220	\$75,000	\$316,220	\$316,220
2021	\$215,472	\$75,000	\$290,472	\$290,472
2020	\$234,506	\$80,000	\$314,506	\$314,506

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

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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.