



Address: [1344 VIRIDIAN PARK LN](#)
City: ARLINGTON
Georeference: 44730L-1-27
Subdivision: VIRIDIAN VILLAGE 1D
Neighborhood Code: 3T020B

Latitude: 32.7958221604
Longitude: -97.0777921666
TAD Map: 2126-408
MAPSCO: TAR-069H



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1D Block 1
Lot 27

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: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$576,840

Protest Deadline Date: 5/24/2024

Site Number: 800018450
Site Name: VIRIDIAN VILLAGE 1D 1 27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 3,348
Percent Complete: 100%
Land Sqft* : 8,276
Land Acres* : 0.1900
Pool: N

+++ Rounded.

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

OWNER INFORMATION

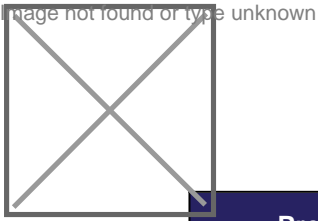
Current Owner:

FRY DANIEL J
FRY AMY LYNNE

Primary Owner Address:

1344 VIRIDIAN PARK LN
ARLINGTON, TX 76005

Deed Date: 5/24/2024
Deed Volume:
Deed Page:
Instrument: [D224091656](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	9/14/2016	D216224330		

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	\$467,184	\$109,656	\$576,840	\$576,840
2024	\$467,184	\$109,656	\$576,840	\$576,840
2023	\$468,429	\$109,656	\$578,085	\$578,085
2022	\$476,052	\$109,657	\$585,709	\$585,709
2021	\$277,995	\$125,000	\$402,995	\$402,995
2020	\$299,332	\$125,000	\$424,332	\$424,332

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.