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Address: [1301 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731D-4-8
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: A1A030N

Latitude: 32.8052867989
Longitude: -97.083205082
TAD Map: 2120-412
MAPSCO: TAR-055Z



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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 2A Block 4
Lot 8

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 800020087

Site Name: VIRIDIAN VILLAGE 2A 4 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,166

Percent Complete: 100%

Land Sqft* : 4,573

Land Acres* : 0.1050

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:

HU KENPAN
HOU BO

Primary Owner Address:

211 HAYS CT
COLLEYVILLE, TX 76034

Deed Date: 8/29/2022

Deed Volume:

Deed Page:

Instrument: [D222215565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAS CLOSING SERVICES LLC	6/6/2022	D222215564		
GALLAGHER JEFFERY S;GALLAGHER JULIE A	3/28/2018	D218065285		
CB JENI VIRIDIAN LLC	2/8/2017	D217030646		

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	\$240,243	\$75,000	\$315,243	\$315,243
2024	\$298,201	\$75,000	\$373,201	\$373,201
2023	\$365,946	\$75,000	\$440,946	\$440,946
2022	\$280,823	\$75,000	\$355,823	\$355,823
2021	\$250,424	\$75,000	\$325,424	\$325,424
2020	\$272,886	\$50,000	\$322,886	\$322,886

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

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.