



**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



Google Map or type unknown

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	<a href="#">D222215564</a>		
GALLAGHER JEFFERY S;GALLAGHER JULIE A	3/28/2018	<a href="#">D218065285</a>		
CB JENI VIRIDIAN LLC	2/8/2017	<a href="#">D217030646</a>		

## 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 <sup>+</sup>
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.