



Address: [1304 WHITE SQUALL TR](#)
City: ARLINGTON
Georeference: 44731D-4-19
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: 3T020E

Latitude: 32.8064185706
Longitude: -97.0827714891
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 19

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: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$668,370

Protest Deadline Date: 5/24/2024

Site Number: 800020099

Site Name: VIRIDIAN VILLAGE 2A 4 19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,784

Percent Complete: 100%

Land Sqft^{*}: 12,109

Land Acres^{*}: 0.2780

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:

KARN NARESH

Primary Owner Address:

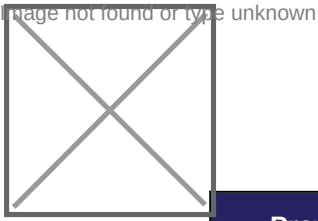
1304 WHITE SQUALL TRL
ARLINGTON, TX 76005

Deed Date: 6/12/2018

Deed Volume:

Deed Page:

Instrument: [D218133852](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	12/30/2016	D217000226		

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	\$457,346	\$132,654	\$590,000	\$590,000
2024	\$535,716	\$132,654	\$668,370	\$553,787
2023	\$525,649	\$132,654	\$658,303	\$503,443
2022	\$429,629	\$132,594	\$562,223	\$457,675
2021	\$291,068	\$125,000	\$416,068	\$416,068
2020	\$291,068	\$125,000	\$416,068	\$416,068

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.