



Address: [1404 COLORADO RUBY CT](#)
City: ARLINGTON
Georeference: 44731D-9-11
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: 3T020E

Latitude: 32.8088620482
Longitude: -97.0809270882
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 9
Lot 11

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: 5/1/2025

Notice Value: \$648,844

Protest Deadline Date: 5/24/2024

Site Number: 800020142

Site Name: VIRIDIAN VILLAGE 2A 9 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,888

Percent Complete: 100%

Land Sqft* : 6,141

Land Acres* : 0.1410

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:

SIMMALAVONG KEVIN S
SIMMALAVONG ALEXANDRA

Primary Owner Address:

1404 COLORADO RUBY CT
ARLINGTON, TX 76005

Deed Date: 2/27/2019

Deed Volume:

Deed Page:

Instrument: [D219076437](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------|-----------|----------------------------|-------------|-----------|
| WEEKLEY HOMES LLC | 7/10/2018 | D218151043 | | |

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 | \$551,998 | \$96,846 | \$648,844 | \$648,844 |
| 2024 | \$551,998 | \$96,846 | \$648,844 | \$607,497 |
| 2023 | \$541,602 | \$96,846 | \$638,448 | \$552,270 |
| 2022 | \$442,473 | \$96,844 | \$539,317 | \$502,064 |
| 2021 | \$376,422 | \$80,000 | \$456,422 | \$456,422 |
| 2020 | \$343,701 | \$80,000 | \$423,701 | \$423,701 |

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)
- DISABLED VET 50 to 69 PCT 11.22

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.