



Address: [1405 MOUNT EVANS TR](#)
City: ARLINGTON
Georeference: 44731D-10-10
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: 3T020E

Latitude: 32.8068971561
Longitude: -97.081107553
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 10
Lot 10

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 800019232

Site Name: VIRIDIAN VILLAGE 2A 10 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,796

Percent Complete: 100%

Land Sqft* : 4,922

Land Acres* : 0.1130

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:

MANIYAR OMPRAKASH
MANIYAR ALPANA

Primary Owner Address:

2918 RANCH ROAD 620 N UNIT 296
AUSTIN, TX 78734

Deed Date: 4/2/2021

Deed Volume:

Deed Page:

Instrument: [D221090179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BABICH RODRIGO A;SOTILLO-BABICH YAMILETH CHRISTINA	1/30/2019	D219018632		
HIGHLAND HOMES-DALLAS LLC	6/2/2017	D217125389		

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	\$386,404	\$88,596	\$475,000	\$475,000
2024	\$386,404	\$88,596	\$475,000	\$475,000
2023	\$386,404	\$88,596	\$475,000	\$475,000
2022	\$291,404	\$88,596	\$380,000	\$380,000
2021	\$260,000	\$80,000	\$340,000	\$340,000
2020	\$258,207	\$80,000	\$338,207	\$338,207

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.