



Address: [1407 WHITE SQUALL TR](#)
City: ARLINGTON
Georeference: 44731D-13-15
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: 3T020E

Latitude: 32.8060999804
Longitude: -97.0811854919
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 13
Lot 15

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$609,467

Protest Deadline Date: 5/24/2024

Site Number: 800019550

Site Name: VIRIDIAN VILLAGE 2A 13 15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,741

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:

K C SABIN
KHADKA KABITA

Primary Owner Address:
1407 WHITE SQUALL TR
ARLINGTON, TX 76005

Deed Date: 9/18/2024

Deed Volume:

Deed Page:

Instrument: [D224175656](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL RESIDENTIAL NOMINEE SERVICES INC	7/10/2024	D224175654		
GAULDING JEFFREY B;TAYLOR EMILY E	3/28/2019	D219064968		
LICEAGA-GARCES MARIA CRISTINA	12/29/2017	D218000295		
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	\$520,871	\$88,596	\$609,467	\$609,467
2024	\$520,871	\$88,596	\$609,467	\$576,986
2023	\$510,952	\$88,596	\$599,548	\$524,533
2022	\$416,463	\$88,596	\$505,059	\$476,848
2021	\$353,498	\$80,000	\$433,498	\$433,498
2020	\$322,301	\$80,000	\$402,301	\$402,301

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.