



**Address:** [1419 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-14-14  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8053014319  
**Longitude:** -97.0810858144  
**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 14  
Lot 14

**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  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$566,763  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800019588  
**Site Name:** VIRIDIAN VILLAGE 2A 14 14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,368  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,141  
**Land Acres<sup>\*</sup>:** 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:**  
BUSTAMANTE REGLA C  
**Primary Owner Address:**  
1419 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 6/27/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218149793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	12/29/2016	<a href="#">D217024581</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	\$469,917	\$96,846	\$566,763	\$566,763
2024	\$469,917	\$96,846	\$566,763	\$534,637
2023	\$461,151	\$96,846	\$557,997	\$486,034
2022	\$377,451	\$96,844	\$474,295	\$441,849
2021	\$321,681	\$80,000	\$401,681	\$401,681
2020	\$294,059	\$80,000	\$374,059	\$374,059

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.