



Address: [1415 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731D-14-16
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: 3T020E

Latitude: 32.8053032894
Longitude: -97.0813616996
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 16

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: \$819,142

Protest Deadline Date: 5/24/2024

Site Number: 800019592

Site Name: VIRIDIAN VILLAGE 2A 14 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,702

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:

RANA NEEMA
RANA RITESH

Primary Owner Address:

1415 BIRDS FORT TR
ARLINGTON, TX 76005

Deed Date: 1/31/2019

Deed Volume:

Deed Page:

Instrument: [D219020074](#)

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	\$722,296	\$96,846	\$819,142	\$819,142
2024	\$722,296	\$96,846	\$819,142	\$770,000
2023	\$603,154	\$96,846	\$700,000	\$700,000
2022	\$585,491	\$96,844	\$682,335	\$641,267
2021	\$502,970	\$80,000	\$582,970	\$582,970
2020	\$462,131	\$80,000	\$542,131	\$542,131

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 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.