



**Address:** [1409 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-14-18  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8053054471  
**Longitude:** -97.0816384367  
**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 18  
**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:** VANGUARD PROPERTY TAX APPEALS (12005)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800019595  
**Site Name:** VIRIDIAN VILLAGE 2A 14 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,481  
**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:**  
YEN GERRY  
**Primary Owner Address:**  
PO BOX 8  
LOS ALTOS, CA 94023  
**Deed Date:** 1/21/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222023017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUSSOW JAMES H;BRUSSOW JANET KAY	1/9/2020	<a href="#">D220006628</a>		
WAN NATALIE	5/18/2018	<a href="#">D218107494</a>		
HIGHLAND HOMES-DALLAS LLC	12/29/2016	<a href="#">D216305387</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	\$435,404	\$88,596	\$524,000	\$524,000
2024	\$435,404	\$88,596	\$524,000	\$524,000
2023	\$424,904	\$88,596	\$513,500	\$513,500
2022	\$382,799	\$88,596	\$471,395	\$445,650
2021	\$325,136	\$80,000	\$405,136	\$405,136
2020	\$296,565	\$80,000	\$376,565	\$376,565

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.