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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



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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	D220006628		
WAN NATALIE	5/18/2018	D218107494		
HIGHLAND HOMES-DALLAS LLC	12/29/2016	D216305387		

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	\$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.