



Address: [1403 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731D-14-21
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: 3T020E

Latitude: 32.8053087266
Longitude: -97.082044633
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 21

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

Protest Deadline Date: 5/24/2024

Site Number: 800019586
Site Name: VIRIDIAN VILLAGE 2A 14 21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,991
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:
MAHORO ANGEL
Primary Owner Address:
1403 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 5/31/2018
Deed Volume:
Deed Page:
Instrument: [D218123863](#)

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	\$591,027	\$88,596	\$679,623	\$679,623
2024	\$591,027	\$88,596	\$679,623	\$679,623
2023	\$580,403	\$88,596	\$668,999	\$668,999
2022	\$478,558	\$88,596	\$567,154	\$567,154
2021	\$410,716	\$80,000	\$490,716	\$490,716
2020	\$377,139	\$80,000	\$457,139	\$457,139

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.