

Tarrant Appraisal District

Property Information | PDF

Account Number: 42321059

Address: 4305 HURRICANE CREEK TR

City: ARLINGTON

Georeference: 44730T-65-17R Subdivision: VIRIDIAN VILLAGE 1F Neighborhood Code: A1A030N **Latitude:** 32.8051429224 **Longitude:** -97.0941559076

TAD Map: 2120-412 **MAPSCO:** TAR-069C



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1F Block 65

Lot 17R

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800027983

Site Name: VIRIDIAN VILLAGE 1F 65 17R **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,178
Percent Complete: 100%

Land Sqft*: 3,920 Land Acres*: 0.0910

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

SMITH DUSTIN N

SMITH KAREN A

Deed Date: 3/6/2018

Primary Owner Address:

Deed Page:

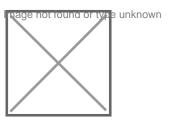
4604 WATERFORD GLEN DR

MANSFIELD, TX 76063 Instrument: D218049624

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRENADIER VIRIDIAN LLC	8/2/2017	D217122535		

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$320,703	\$75,000	\$395,703	\$395,703
2024	\$320,703	\$75,000	\$395,703	\$395,703
2023	\$363,730	\$75,000	\$438,730	\$392,362
2022	\$281,693	\$75,000	\$356,693	\$356,693
2021	\$251,170	\$75,000	\$326,170	\$326,170
2020	\$273,722	\$80,000	\$353,722	\$353,722

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.