



**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



Google Map or type unknown

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.

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

**OWNER INFORMATION**

**Current Owner:**

SMITH DUSTIN N  
SMITH KAREN A

**Primary Owner Address:**

4604 WATERFORD GLEN DR  
MANSFIELD, TX 76063

**Deed Date:** 3/6/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218049624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRENADIER VIRIDIAN LLC	8/2/2017	<a href="#">D217122535</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	\$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.

+ 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.