



**Address:** [1800 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731E-54-11  
**Subdivision:** VIRIDIAN VILLAGE 2B  
**Neighborhood Code:** 3T020I

**Latitude:** 32.8043941932  
**Longitude:** -97.0772079782  
**TAD Map:** 2126-412  
**MAPSCO:** TAR-070A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 2B Block 54  
Lot 11

**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:** 2018

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800031662  
**Site Name:** VIRIDIAN VILLAGE 2B 54 11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,565  
**Percent Complete:** 100%  
**Land Sqft\*:** 10,193  
**Land Acres\*:** 0.2340  
**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:**

VU DIEN  
CHEN CHRISTINA

**Primary Owner Address:**

1800 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 3/28/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219063268](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	10/5/2018	<a href="#">D218226232</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	\$431,837	\$121,158	\$552,995	\$552,995
2024	\$431,837	\$121,158	\$552,995	\$552,995
2023	\$508,304	\$121,158	\$629,462	\$554,023
2022	\$382,462	\$121,195	\$503,657	\$503,657
2021	\$347,814	\$125,000	\$472,814	\$472,814
2020	\$364,753	\$125,000	\$489,753	\$489,753

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

- HOMESTEAD GENERAL 11.13(b)

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.