

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42367083

Address: 1800 BIRDS FORT TR

City: ARLINGTON

**Georeference:** 44731E-54-11

Subdivision: VIRIDIAN VILLAGE 2B

Neighborhood Code: 3T0201

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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

Latitude: 32.8043941932

**TAD Map:** 2126-412 **MAPSCO:** TAR-070A

Longitude: -97.0772079782

**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.

## **OWNER INFORMATION**

**Current Owner:** 

VU DIEN CHEN CHRISTINA

**Primary Owner Address:** 

1800 BIRDS FORT TRL ARLINGTON, TX 76005 **Deed Date: 3/28/2019** 

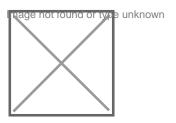
Deed Volume: Deed Page:

Instrument: D219063268

| Previous Owners       | Date      | Instrument | Deed Volume | Deed Page |
|-----------------------|-----------|------------|-------------|-----------|
| DREES CUSTOM HOMES LP | 10/5/2018 | D218226232 |             |           |

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<sup>\*</sup> 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 | \$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.

## **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.

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