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**Address:** [1806 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731E-54-14  
**Subdivision:** VIRIDIAN VILLAGE 2B  
**Neighborhood Code:** 3T020I

**Latitude:** 32.8040236768  
**Longitude:** -97.0767088058  
**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 14

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$655,683

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

**Site Number:** 800031651

**Site Name:** VIRIDIAN VILLAGE 2B 54 14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 2,752

**Percent Complete:** 100%

**Land Sqft\*** : 8,015

**Land Acres\*** : 0.1840

**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:**

TAYLOR JASON  
TAYLOR KARA

**Primary Owner Address:**

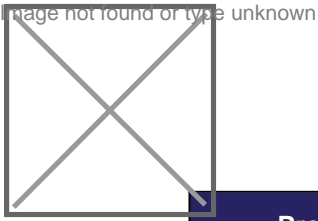
1806 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 11/5/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220289018](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	6/12/2020	<a href="#">D220146239</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	\$552,997	\$102,686	\$655,683	\$655,683
2024	\$552,997	\$102,686	\$655,683	\$635,944
2023	\$565,755	\$102,686	\$668,441	\$578,131
2022	\$422,858	\$102,716	\$525,574	\$525,574
2021	\$385,844	\$118,750	\$504,594	\$504,594
2020	\$0	\$83,125	\$83,125	\$83,125

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.