



**Address:** [1712 SYCAMORE PEAK TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731E-75-18  
**Subdivision:** VIRIDIAN VILLAGE 2B  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8043534845  
**Longitude:** -97.072885135  
**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 75  
Lot 18

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800031771  
**Site Name:** VIRIDIAN VILLAGE 2B 75 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,544  
**Percent Complete:** 100%  
**Land Sqft\*** : 7,840  
**Land Acres\*** : 0.1800  
**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:**

NANA VIRAN

**Primary Owner Address:**

1712 SYCAMORE PEAK TR  
ARLINGTON, TX 76005

**Deed Date:** 1/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220020361](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	5/4/2019	<a href="#">D219096140</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	\$495,835	\$90,984	\$586,819	\$586,819
2024	\$495,835	\$90,984	\$586,819	\$586,819
2023	\$486,505	\$90,984	\$577,489	\$537,389
2022	\$397,571	\$90,964	\$488,535	\$488,535
2021	\$338,310	\$106,250	\$444,560	\$444,560
2020	\$308,953	\$106,250	\$415,203	\$415,203

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.