



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	D219096140		



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	\$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.