



**Address:** [1506 BLUE TOPAZ TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731F-50-11  
**Subdivision:** VIRIDIAN VILLAGE 2C  
**Neighborhood Code:** 3T020I

**Latitude:** 32.8024637821  
**Longitude:** -97.0792906425  
**TAD Map:** 2126-412  
**MAPSCO:** TAR-069D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 2C Block 50  
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:** 2019

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 800042862

**Site Name:** VIRIDIAN VILLAGE 2C 50 11

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

**Parcels:** 1

**Approximate Size+++:** 2,442

**Percent Complete:** 100%

**Land Sqft\*** : 4,878

**Land Acres\*** : 0.1120

**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:**

LOZANO ANDRES MARISCAL  
OROZOCO CASTANEDA ERIKA NOEMI

**Primary Owner Address:**

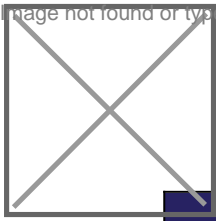
1506 BLUE TOPAZ TRL  
ARLINGTON, TX 76005

**Deed Date:** 3/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222081841](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINTERS ROJANI	6/29/2020	<a href="#">D220152275</a>		
HIGHLAND HOMES-DALLAS LLC	8/22/2019	<a href="#">D219190669</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	\$466,196	\$87,804	\$554,000	\$554,000
2024	\$466,196	\$87,804	\$554,000	\$554,000
2023	\$473,196	\$87,804	\$561,000	\$561,000
2022	\$368,870	\$87,804	\$456,674	\$456,674
2021	\$304,000	\$80,000	\$384,000	\$384,000
2020	\$265,499	\$80,000	\$345,499	\$345,499

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.