



Address: [1608 BLUE TOPAZ TR](#)
City: ARLINGTON
Georeference: 44731F-50-31
Subdivision: VIRIDIAN VILLAGE 2C
Neighborhood Code: 3T020I

Latitude: 32.8027116038
Longitude: -97.0782936698
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 31

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800042878
Site Name: VIRIDIAN VILLAGE 2C 50 31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,224
Percent Complete: 100%
Land Sqft* : 4,660
Land Acres* : 0.1070
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:

GRENIER SHAWN
GRENIER JESSYCA

Primary Owner Address:

1608 BLUE TOPAZ TRL
ARLINGTON, TX 76005

Deed Date: 10/7/2020
Deed Volume:
Deed Page:
Instrument: [D220258201](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	3/12/2020	D220059591		



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	\$411,450	\$83,880	\$495,330	\$495,330
2024	\$411,450	\$83,880	\$495,330	\$495,330
2023	\$464,120	\$83,880	\$548,000	\$486,969
2022	\$358,819	\$83,880	\$442,699	\$442,699
2021	\$326,785	\$80,000	\$406,785	\$406,785
2020	\$0	\$56,000	\$56,000	\$56,000

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.