

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42537680

Address: 1608 BLUE TOPAZ TR

City: ARLINGTON

Georeference: 44731F-50-31

Subdivision: VIRIDIAN VILLAGE 2C

Neighborhood Code: 3T0201

Googlet Mapd 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

Latitude: 32.8027116038

**TAD Map:** 2126-412 **MAPSCO:** TAR-069D

Longitude: -97.0782936698

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.

## **OWNER INFORMATION**

**Current Owner:** 

GRENIER SHAWN GRENIER JESSYCA

**Primary Owner Address:** 1608 BLUE TOPAZ TRL

ARLINGTON, TX 76005

**Deed Date:** 10/7/2020

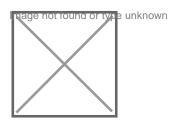
Deed Volume: Deed Page:

Instrument: D220258201

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

08-27-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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.

## **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.

08-27-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.