



Address: [826 TRACE HAWK LN](#)
City: ARLINGTON
Georeference: 44730G-6-23
Subdivision: VIRIDIAN VILLAGE NORTH
Neighborhood Code: A1A030N

Latitude: 32.8019772313
Longitude: -97.0953129878
TAD Map: 2120-412
MAPSCO: TAR-069C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE NORTH
Block 6 Lot 23

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: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800065388
Site Name: VIRIDIAN VILLAGE NORTH Block 6 Lot 23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,640
Percent Complete: 100%
Land Sqft* : 2,222
Land Acres* : 0.0510
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:
BELTRAN OSCAR ALBERTO
KAN KRISTIN
Primary Owner Address:
826 TRACE HAWK LN
ARLINGTON, TX 76005

Deed Date: 9/28/2022
Deed Volume:
Deed Page:
Instrument: [D222237659](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENCE HOMES - VIRIDIAN LLC	9/20/2021	D221277200		



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	\$304,920	\$75,000	\$379,920	\$379,920
2024	\$304,920	\$75,000	\$379,920	\$379,920
2023	\$407,241	\$75,000	\$482,241	\$482,241
2022	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.