



**Address:** [812 TRACE HAWK LN](#)  
**City:** ARLINGTON  
**Georeference:** 44730G-6-30  
**Subdivision:** VIRIDIAN VILLAGE NORTH  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8018580819  
**Longitude:** -97.095889426  
**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 30

**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:** 2021  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800065395  
**Site Name:** VIRIDIAN VILLAGE NORTH Block 6 Lot 30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,834  
**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:**  
BRAMHANAND SANJAY  
PATEL GITA  
**Primary Owner Address:**  
421 CHARLES ST  
MALDEN, MA 02148

**Deed Date:** 12/28/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222296466](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENCE HOMES - VIRIDIAN LLC	9/20/2021	<a href="#">D221277200</a>		



## VALUES

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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	\$242,224	\$75,000	\$317,224	\$317,224
2024	\$306,000	\$75,000	\$381,000	\$381,000
2023	\$301,655	\$75,000	\$376,655	\$376,655
2022	\$50,737	\$75,000	\$125,737	\$125,737
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

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There are no exemptions for this property

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.