



**Address:** [1404 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731G-16-29  
**Subdivision:** VIRIDIAN VILLAGE 2D  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8048879827  
**Longitude:** -97.0820503386  
**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 2D Block 16  
Lot 29

**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:** 800066761  
**Site Name:** VIRIDIAN VILLAGE 2D Block 16 Lot 29  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,545  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,614  
**Land Acres<sup>\*</sup>:** 0.0600  
**Pool:** N

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

**OWNER INFORMATION**

**Current Owner:**  
LECOMTE SEGURA KIMBERLY  
SEGURA MATTHEW  
**Primary Owner Address:**  
1404 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 5/19/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223088003](#)

| Previous Owners              | Date     | Instrument                 | Deed Volume | Deed Page |
|------------------------------|----------|----------------------------|-------------|-----------|
| CADENCE HOMES - VIRIDIAN LLC | 6/8/2022 | <a href="#">D222153467</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 | \$275,000          | \$75,000    | \$350,000    | \$350,000                    |
| 2024 | \$275,000          | \$75,000    | \$350,000    | \$350,000                    |
| 2023 | \$299,422          | \$75,000    | \$374,422    | \$374,422                    |
| 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

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- 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.