



Address: [1406 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731G-16-30
Subdivision: VIRIDIAN VILLAGE 2D
Neighborhood Code: A1A030N

Latitude: 32.8048871934
Longitude: -97.0819696838
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 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: 2022
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 800066757
Site Name: VIRIDIAN VILLAGE 2D Block 16 Lot 30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,106
Percent Complete: 100%
Land Sqft^{*}: 3,267
Land Acres^{*}: 0.0750
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:
GILMAN CHRISTOPHER A
LE PHUONG
Primary Owner Address:
1406 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 3/31/2023
Deed Volume:
Deed Page:
Instrument: [D223054963](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENCE HOMES - VIRIDIAN LLC	6/8/2022	D222153467		



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	\$252,072	\$75,000	\$327,072	\$327,072
2024	\$349,906	\$75,000	\$424,906	\$424,906
2023	\$375,119	\$75,000	\$450,119	\$450,119
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.