

Tarrant Appraisal District

Property Information | PDF

Account Number: 42804645

Address: 1406 BIRDS FORT TR

City: ARLINGTON

Georeference: 44731G-16-30

Subdivision: VIRIDIAN VILLAGE 2D Neighborhood Code: A1A030N

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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

+++ Rounded.

Latitude: 32.8048871934

Longitude: -97.0819696838

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



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

* 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:

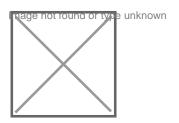
1406 BIRDS FORT TRL ARLINGTON, TX 76005 Deed Date: 3/31/2023

Deed Volume: Deed Page:

Instrument: D223054963

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

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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.

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.

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