



**Address:** [1417 EDEN VALLEYWOOD WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44731G-17-18  
**Subdivision:** VIRIDIAN VILLAGE 2D  
**Neighborhood Code:** 3T020A

**Latitude:** 32.8037007154  
**Longitude:** -97.0816520365  
**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 17  
Lot 18

**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:** 2023

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800066802

**Site Name:** VIRIDIAN VILLAGE 2D Block 17 Lot 18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,749

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,922

**Land Acres<sup>\*</sup>:** 0.1130

**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:**

RYON PATRICK ALAN  
RYON ASHLEY NICOLE

**Primary Owner Address:**

1417 EDEN VALLEYWOOD WAY  
ARLINGTON, TX 76005

**Deed Date:** 9/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223175407](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFH COVENTRY LLC	11/3/2022	<a href="#">D222263736</a>		
MCGUYER HOLDINGS LLC	2/14/2022	<a href="#">D222064038</a>		

## 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 <sup>+</sup>
2025	\$481,149	\$88,596	\$569,745	\$569,745
2024	\$481,149	\$88,596	\$569,745	\$569,745
2023	\$0	\$62,017	\$62,017	\$62,017
2022	\$0	\$62,017	\$62,017	\$62,017
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.