

Account Number: 42805676

Address: 1417 ROSE WILLOW WAY

City: ARLINGTON

Georeference: 44731G-23-18

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 23

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: None

Protest Deadline Date: 5/24/2024

Site Number: 800066867

Site Name: VIRIDIAN VILLAGE 2D Block 23 Lot 18

Site Class: A1 - Residential - Single Family

Latitude: 32.8019688504

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

Longitude: -97.0816672272

Parcels: 1

Approximate Size+++: 1,831
Percent Complete: 100%

Land Sqft\*: 6,098 Land Acres\*: 0.1400

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner: Deed Date: 12/8/2023

NKANGA CHARLES HARRY

Primary Owner Address:

1417 ROSE WILLOW WAY

Deed Volume:

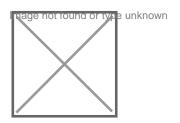
Deed Page:

ARLINGTON, TX 76005 Instrument: <u>D223218483</u>

| Previous Owners              | Date       | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|------------|-------------|-----------|
| CADENCE HOMES - VIRIDIAN LLC | 12/21/2022 | D222294070 |             |           |

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



**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 | \$329,955          | \$96,588    | \$426,543    | \$426,543        |
| 2024 | \$329,955          | \$96,588    | \$426,543    | \$426,543        |
| 2023 | \$0                | \$67,612    | \$67,612     | \$67,612         |
| 2022 | \$0                | \$67,614    | \$67,614     | \$67,614         |
| 0    | \$0                | \$0         | \$0          | \$0              |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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.

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