



**Address:** [1535 BOYDS BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 44731N-29-18  
**Subdivision:** VIRIDIAN VILLAGE 3B  
**Neighborhood Code:** 3T020L

**Latitude:** 32.8097800499  
**Longitude:** -97.0696179458  
**TAD Map:** 2132-416  
**MAPSCO:** TAR-056W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** VIRIDIAN VILLAGE 3B Block 29  
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:** 2022

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 800070338  
**Site Name:** VIRIDIAN VILLAGE 3B Block 29 Lot 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,984  
**Percent Complete:** 100%  
**Land Sqft\*:** 11,718  
**Land Acres\*:** 0.2690  
**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:**

GRIFFITH KELLY ANDREW  
GRIFFITH DEBRA RENE

**Primary Owner Address:**

1535 BOYDS BRANCH DR  
ARLINGTON, TX 76005

**Deed Date:** 3/31/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223054435](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	4/6/2022	<a href="#">D222089915</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	\$464,433	\$130,308	\$594,741	\$594,741
2024	\$523,907	\$130,308	\$654,215	\$654,215
2023	\$373,947	\$130,308	\$504,255	\$504,255
2022	\$0	\$91,213	\$91,213	\$91,213
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.