



**Address:** [4613 MAGNOLIA PARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 44731N-29-30  
**Subdivision:** VIRIDIAN VILLAGE 3B  
**Neighborhood Code:** 3T020L

**Latitude:** 32.8102950664  
**Longitude:** -97.0703315023  
**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 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:** 2023

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800070347

**Site Name:** VIRIDIAN VILLAGE 3B Block 29 Lot 30

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

**Parcels:** 1

**Approximate Size+++:** 1,718

**Percent Complete:** 100%

**Land Sqft\*** : 4,138

**Land Acres\*** : 0.0950

**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:**

SELBER ERIC ALBERT

**Primary Owner Address:**

4613 MAGNOLIA PARK DR  
ARLINGTON, TX 76005

**Deed Date:** 7/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223132889](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	7/26/2023	<a href="#">D223132888</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	6/10/2022	<a href="#">D222152123</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	\$355,224	\$74,484	\$429,708	\$429,708
2024	\$355,224	\$74,484	\$429,708	\$429,708
2023	\$0	\$52,139	\$52,139	\$52,139
2022	\$0	\$52,139	\$52,139	\$52,139
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.