



Address: [1549 BOYDS BRANCH DR](#)
City: ARLINGTON
Georeference: 44731N-37-21
Subdivision: VIRIDIAN VILLAGE 3B
Neighborhood Code: 3T020L

Latitude: 32.8101784722
Longitude: -97.068488085
TAD Map: 2132-416
MAPSCO: TAR-056X



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 37
Lot 21

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$636,000

Protest Deadline Date: 8/16/2024

Site Number: 800070461

Site Name: VIRIDIAN VILLAGE 3B Block 37 Lot 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,938

Percent Complete: 100%

Land Sqft^{*}: 12,066

Land Acres^{*}: 0.2770

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:

RITA M RASMUSSEN REVOCABLE TRUST

Primary Owner Address:

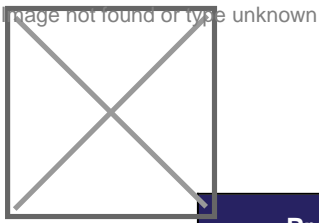
1549 BOYDS BRANCH DR
ARLINGTON, TX 76005

Deed Date: 1/9/2024

Deed Volume:

Deed Page:

Instrument: [D224004476](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	4/3/2023	D223056874		

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	\$414,246	\$132,396	\$546,642	\$546,642
2024	\$503,604	\$132,396	\$636,000	\$614,816
2023	\$0	\$92,677	\$92,677	\$92,677
2022	\$0	\$92,655	\$92,655	\$92,655
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.