

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42844752

Address: 1547 BOYDS BRANCH DR

City: ARLINGTON

Georeference: 44731N-37-22

Subdivision: VIRIDIAN VILLAGE 3B

Neighborhood Code: 3T020L

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

## PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 3B Block 37

Lot 22

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: 800070467

Site Name: VIRIDIAN VILLAGE 3B Block 37 Lot 22

Site Class: A1 - Residential - Single Family

Latitude: 32.8099953261

**TAD Map:** 2132-416 MAPSCO: TAR-056W

Longitude: -97.0686712645

Parcels: 1

Approximate Size+++: 1,747 Percent Complete: 100%

**Land Sqft**\*: 5,227 Land Acres\*: 0.1200

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

FITZPATRICK JEROME C FITZPATRICK PAMELA M **Primary Owner Address:** 

1547 BOYDS BRANCH DR ARLINGTON, TX 76005

**Deed Date: 10/6/2023 Deed Volume:** 

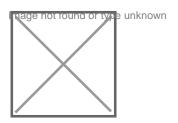
**Deed Page:** 

Instrument: D223182307

| Previous Owners   | Date       | Instrument | Deed Volume | Deed Page |
|-------------------|------------|------------|-------------|-----------|
| WEEKLEY HOMES LLC | 12/28/2022 | D222295596 |             |           |

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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 | \$363,631          | \$91,362    | \$454,993    | \$454,993        |
| 2024 | \$363,631          | \$91,362    | \$454,993    | \$454,993        |
| 2023 | \$0                | \$63,953    | \$63,953     | \$63,953         |
| 2022 | \$0                | \$63,958    | \$63,958     | \$63,958         |
| 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.