

Property Information | PDF

Account Number: 42844787

Address: 1539 BOYDS BRANCH DR

City: ARLINGTON

**Georeference:** 44731N-37-25

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 25

**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: OCONNOR & ASSOCIATES (00436)

Protect Decelling Date: 5/04/0004

Protest Deadline Date: 5/24/2024

**Latitude:** 32.809922491

Longitude: -97.0689913767

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



Site Number: 800070465

Site Name: VIRIDIAN VILLAGE 3B Block 37 Lot 25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,776
Percent Complete: 100%

Land Sqft\*: 5,793 Land Acres\*: 0.1330

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

TINSLEY MICHAEL F TINSLEY SUN I

**Primary Owner Address:** 

1539 BOYDS BRANCH DR ARLINGTON, TX 76005 **Deed Date:** 9/28/2023

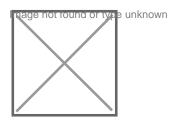
Deed Volume: Deed Page:

**Instrument:** D223177159

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

07-08-2025 Page 1

<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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$304,593	\$94,758	\$399,351	\$399,351
2024	\$348,965	\$94,758	\$443,723	\$443,723
2023	\$0	\$66,331	\$66,331	\$66,331
2022	\$0	\$66,341	\$66,341	\$66,341
0	\$0	\$0	\$0	\$0

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

## **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.

07-08-2025 Page 2

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