



**Address:** [1539 BOYDS BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 44731N-37-25  
**Subdivision:** VIRIDIAN VILLAGE 3B  
**Neighborhood Code:** 3T020L

**Latitude:** 32.809922491  
**Longitude:** -97.0689913767  
**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 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)

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

**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.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## 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	<a href="#">D222295596</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	\$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.

+ 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.