



## LOCATION

**Address:** [1209 WHITE SQUALL TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-1-21  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8067805202  
**Longitude:** -97.0849606082  
**TAD Map:** 2120-412  
**MAPSCO:** TAR-055Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 2A Block 1  
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:** 2021

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800019989  
**Site Name:** VIRIDIAN VILLAGE 2A 1 21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 3,307  
**Percent Complete:** 100%  
**Land Sqft\*** : 11,412  
**Land Acres\*** : 0.2620  
**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:**

MCDONALD APRIL  
MCDONALD SPENCER

**Primary Owner Address:**

1209 WHITE SQUALL TRL  
ARLINGTON, TX 76005

**Deed Date:** 10/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221322410](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	5/6/2019	<a href="#">D219096147</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	\$0	\$0	\$0	\$0
2024	\$623,312	\$115,625	\$738,937	\$738,937
2023	\$574,375	\$115,625	\$690,000	\$676,126
2022	\$499,011	\$115,649	\$614,660	\$614,660
2021	\$0	\$78,750	\$78,750	\$78,750
2020	\$0	\$78,750	\$78,750	\$78,750

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.