

LOCATION

Address: [1309 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731D-4-4
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: A1A030N

Latitude: 32.8052888114
Longitude: -97.0828010993
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 4
Lot 4

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: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800020084

Site Name: VIRIDIAN VILLAGE 2A 4 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,091

Percent Complete: 100%

Land Sqft^{*}: 3,659

Land Acres^{*}: 0.0840

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:

NEUPANE MANISH
KHANAL BINITA

Primary Owner Address:

1309 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 1/8/2021

Deed Volume:

Deed Page:

Instrument: [D221008049](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BHANDARI SURABHI	1/15/2020	D221017402-CWD		
NEUPANE MANISH	6/8/2018	D218125450		
CB JENI VIRIDIAN LLC	2/8/2017	D217030646		

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	\$0	\$0	\$0	\$0
2024	\$301,346	\$75,000	\$376,346	\$376,346
2023	\$368,310	\$75,000	\$443,310	\$366,532
2022	\$258,211	\$75,000	\$333,211	\$333,211
2021	\$245,619	\$75,000	\$320,619	\$320,619
2020	\$267,554	\$50,000	\$317,554	\$317,554

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.