



LOCATION

Address: [1301 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731D-4-8
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: A1A030N

Latitude: 32.8052867989
Longitude: -97.083205082
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 8

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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800020087

Site Name: VIRIDIAN VILLAGE 2A 4 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,166

Percent Complete: 100%

Land Sqft* : 4,573

Land Acres* : 0.1050

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:

HU KENPAN
HOU BO

Primary Owner Address:

211 HAYS CT
COLLEYVILLE, TX 76034

Deed Date: 8/29/2022

Deed Volume:

Deed Page:

Instrument: [D222215565](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|-----------|----------------------------|-------------|-----------|
| RAS CLOSING SERVICES LLC | 6/6/2022 | D222215564 | | |
| GALLAGHER JEFFERY S;GALLAGHER JULIE A | 3/28/2018 | D218065285 | | |
| 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 | \$298,201 | \$75,000 | \$373,201 | \$373,201 |
| 2023 | \$365,946 | \$75,000 | \$440,946 | \$440,946 |
| 2022 | \$280,823 | \$75,000 | \$355,823 | \$355,823 |
| 2021 | \$250,424 | \$75,000 | \$325,424 | \$325,424 |
| 2020 | \$272,886 | \$50,000 | \$322,886 | \$322,886 |

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

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.