



## LOCATION

**Address:** [1300 WHITE SQUALL TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-4-17  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8064370154  
**Longitude:** -97.083157982  
**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 17

**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:** 800020097

**Site Name:** VIRIDIAN VILLAGE 2A 4 17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 2,811

**Percent Complete:** 100%

**Land Sqft\*** : 8,842

**Land Acres\*** : 0.2030

**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:**

KC PREETI SHRESTHA  
KC PRABIN

**Primary Owner Address:**

1300 WHITE SQUALL TRL  
ARLINGTON, TX 76005

**Deed Date:** 2/28/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218053307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	12/29/2016	<a href="#">D217024581</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	\$0	\$0	\$0	\$0
2024	\$464,568	\$113,052	\$577,620	\$577,620
2023	\$514,313	\$113,052	\$627,365	\$562,285
2022	\$417,746	\$113,089	\$530,835	\$511,168
2021	\$339,698	\$125,000	\$464,698	\$464,698
2020	\$319,000	\$125,000	\$444,000	\$444,000

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.