



## LOCATION

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**Address:** [1505 MOUNT EVANS TR](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-10-2  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8068902212  
**Longitude:** -97.0799665613  
**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

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**Legal Description:** VIRIDIAN VILLAGE 2A Block 10  
Lot 2

**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:** 800019245  
**Site Name:** VIRIDIAN VILLAGE 2A 10 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,633  
**Percent Complete:** 100%  
**Land Sqft\*** : 4,965  
**Land Acres\*** : 0.1140  
**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

TIMALSINA KEDAR  
KHADKA INDIRA TIMALSINA

**Primary Owner Address:**

1505 MOUNT EVANS TRL  
ARLINGTON, TX 76005

**Deed Date:** 6/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219124586](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES-DALLAS LLC	2/25/2019	<a href="#">D219036505</a>		
OWENS JASON;WILEN ERIC JAY	8/20/2018	<a href="#">D218185319</a>		
HIGHLAND HOMES-DALLAS LLC	3/24/2017	<a href="#">D217065382</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	\$505,304	\$89,370	\$594,674	\$544,646
2023	\$495,704	\$89,370	\$585,074	\$495,133
2022	\$404,256	\$89,370	\$493,626	\$450,121
2021	\$329,201	\$80,000	\$409,201	\$409,201
2020	\$313,124	\$80,000	\$393,124	\$393,124

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.