

LOCATION

Address: [1609 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44731D-55-1
Subdivision: VIRIDIAN VILLAGE 2A
Neighborhood Code: 3T020E

Latitude: 32.805284594
Longitude: -97.0783314363
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 55
 Lot 1

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800019615
Site Name: VIRIDIAN VILLAGE 2A 55 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,018
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:

TEPLITSKIY IGOR

Primary Owner Address:

1609 BIRDS FORT TRL
 ARLINGTON, TX 76005

Deed Date: 7/10/2020

Deed Volume:

Deed Page:

Instrument: [D220168715](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	12/29/2016	D217024581		

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	\$441,809	\$113,052	\$554,861	\$532,978
2023	\$433,475	\$113,052	\$546,527	\$484,525
2022	\$327,388	\$113,089	\$440,477	\$440,477
2021	\$301,150	\$125,000	\$426,150	\$426,150
2020	\$0	\$51,800	\$51,800	\$51,800

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.