



## LOCATION

**Address:** [826 TRACE HAWK LN](#)  
**City:** ARLINGTON  
**Georeference:** 44730G-6-23  
**Subdivision:** VIRIDIAN VILLAGE NORTH  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8019772313  
**Longitude:** -97.0953129878  
**TAD Map:** 2120-412  
**MAPSCO:** TAR-069C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE NORTH  
Block 6 Lot 23

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800065388

**Site Name:** VIRIDIAN VILLAGE NORTH Block 6 Lot 23

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

**Parcels:** 1

**Approximate Size+++:** 1,640

**Percent Complete:** 100%

**Land Sqft\*:** 2,222

**Land Acres\*:** 0.0510

**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:**

BELTRAN OSCAR ALBERTO  
KAN KRISTIN

**Primary Owner Address:**

826 TRACE HAWK LN  
ARLINGTON, TX 76005

**Deed Date:** 9/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222237659](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENCE HOMES - VIRIDIAN LLC	9/20/2021	<a href="#">D221277200</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	\$304,920	\$75,000	\$379,920	\$379,920
2023	\$407,241	\$75,000	\$482,241	\$482,241
2022	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.