



Address: [3400 EULESS SOUTH MAIN ST](#)
City: ARLINGTON
Georeference: A 891-1A
Subdivision: KEPHART, SAMUEL SURVEY
Neighborhood Code: Vacant Unplatted

Latitude: 32.7936156397
Longitude: -97.0839655155
TAD Map: 2126-408
MAPSCO: TAR-069H



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

PROPERTY DATA

Legal Description: KEPHART, SAMUEL SURVEY
Abstract 891 Tract 1A

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800018433

Site Name: Viridian Vacant Land Commercial

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 2

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 10,410

Land Acres^{*}: 0.2390

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:
VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT
Primary Owner Address:
3100 MCKINNON ST STE 1100
DALLAS, TX 75201

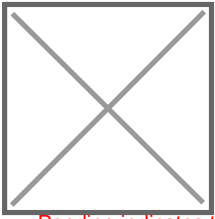
Deed Date: 10/1/2019
Deed Volume:
Deed Page:
Instrument: [D219221720-4](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIRIDIAN HOLDINGS LP	7/16/2015	D215157108		
HC LOBF ARLINGTON LLC	11/3/2010	D206323409	0000000	0000000
HC LOBF ARLINGTON LLC	10/13/2006	D206323409	0000000	0000000
LOBF LP	3/31/2004	D204096335	0000000	0000000
TRINITY RIVER LAKES LP	10/17/2000	00145840000333	0014584	0000333
ARLINGTON LAKES LP	9/2/1998	00134080000419	0013408	0000419
METROVEST PARTNERS LTD	9/21/1992	00107840000287	0010784	0000287
SUNBELT SAVINGS FSB	12/4/1990	00101130000299	0010113	0000299
MERIDIAN SERVICE CORP	12/26/1984	00080410000199	0008041	0000199
WESCO MATERIALS CORP	12/31/1900	00000000000000	0000000	0000000

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	\$0	\$36,438	\$36,438	\$36,438
2023	\$0	\$36,438	\$36,438	\$36,438
2022	\$0	\$36,438	\$36,438	\$36,438
2021	\$0	\$36,438	\$36,438	\$36,438
2020	\$0	\$36,438	\$36,438	\$36,438



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

- PUBLIC PROPERTY 11.11

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.