

Account Number: 03978389



Address: 3300 EULESS SOUTH MAIN ST

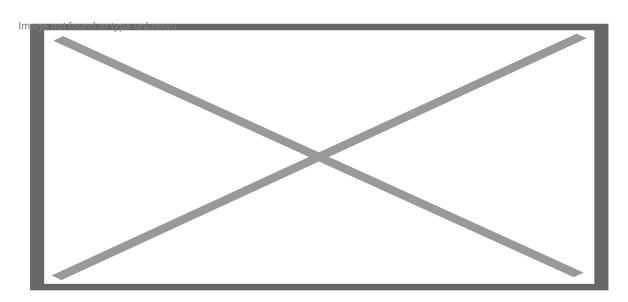
City: ARLINGTON Georeference: A 891-2

Subdivision: KEPHART, SAMUEL SURVEY Neighborhood Code: Vacant Unplatted

Latitude: 32.8011498477 Longitude: -97.0849842727

TAD Map: 2126-412 MAPSCO: TAR-069D





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

PROPERTY DATA

Legal Description: KEPHART, SAMUEL SURVEY

Abstract 891 Tract 2

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916)

State Code: C1C Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Site Number: 80299121

Site Name: BIRDS FORT LAKE

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 3

Primary Building Name: Primary Building Type: Gross Building Area+++: 0 Net Leasable Area +++: 0 **Percent Complete: 0%** Land Sqft*: 4,200,490 **Land Acres***: 96.4300

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OWNER INFORMATION

Current Owner:

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

Primary Owner Address: 4514 COLE AVE STE 1450 DALLAS, TX 75205

Deed Date: 3/15/2024

Deed Volume: Deed Page:

Instrument: D224063496

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIRIDIAN HOLDINGS LP	8/29/2017	D217207547		
BIRDS FORT LAKE LTD	1/8/2004	D204009022	0000000	0000000
ARMENTROUT CHARLES D ETAL	5/15/1998	00132280000521	0013228	0000521
ARMENTROUT CHARLES D	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	\$0	\$0	\$0
2023	\$0	\$118,066	\$118,066	\$118,066
2022	\$0	\$118,066	\$118,066	\$118,066
2021	\$0	\$118,066	\$118,066	\$118,066
2020	\$0	\$118,066	\$118,066	\$118,066

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.