



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

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
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:
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.

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

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.