

## LOCATION

**Address:** [13940 TRINITY BLVD](#)  
**City:** FORT WORTH  
**Georeference:** A 178-2A04  
**Subdivision:** BURNETT, JOHN SURVEY  
**Neighborhood Code:** Vacant Unplatted

**Latitude:** 32.8196069458  
**Longitude:** -97.064649539  
**TAD Map:** 2132-416  
**MAPSCO:** TAR-056T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BURNETT, JOHN SURVEY  
 Abstract 178 Tract 2A04

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (916)

**Site Number:** 80744885  
**Site Name:** VIRIDIAN-GREENBELT/EASEMENT  
**Site Class:** LandVacantComm - Vacant Land -Commercial

**State Code:** C1C

**Parcels:** 1  
**Primary Building Name:**

**Year Built:** 0

**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0

**Personal Property Account:** N/A

**Net Leasable Area<sup>+++</sup>:** 0

**Agent:** None

**Percent Complete:** 0%

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

**Land Sqft<sup>\*</sup>:** 185,347

**Land Acres<sup>\*</sup>:** 4.2550

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**Pool:** N

## OWNER INFORMATION

**Current Owner:**

VIRIDIAN HOLDINGS LP  
**Primary Owner Address:**  
 5005 RIVERWAY DR STE 500  
 HOUSTON, TX 77056

**Deed Date:** 7/16/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215157350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HC LOBF ARLINGTON LLC	11/3/2010	<a href="#">D206323409</a>	0000000	0000000
HC LOBF ARLINGTON LLC	10/13/2006	<a href="#">D206323409</a>	0000000	0000000
LOBF LP	3/24/2004	<a href="#">D204096334</a>	0000000	0000000
TRINITY RIVER LAKES LP	7/10/2003	00145840000333	0014584	0000333
TRINITY RIVER LAKES LP	10/17/2000	00145840000333	0014584	0000333
ARLINGTON LAKES LP	9/2/1998	00135650000143	0013565	0000143
METROVEST PARTNERS LTD	3/20/1993	00109940001085	0010994	0001085
MERIDIAN CAPITAL CORP	10/15/1986	00089000000662	0008900	0000662
MERIDIAN SERVICE CORP	7/31/1985	00081170001647	0008117	0001647
REPUBLIC NATIONAL BANK	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$92,674	\$92,674	\$92,674
2023	\$0	\$92,674	\$92,674	\$92,674
2022	\$0	\$92,674	\$92,674	\$92,674
2021	\$0	\$92,674	\$92,674	\$92,674
2020	\$0	\$92,674	\$92,674	\$92,674

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.