



**Address:** [3400 EULESS SOUTH MAIN ST](#)  
**City:** ARLINGTON  
**Georeference:** A 347-2A  
**Subdivision:** CONDRA, JOHN SURVEY  
**Neighborhood Code:** Community Facility General

**Latitude:** 32.8010034732  
**Longitude:** -97.0668354239  
**TAD Map:** 2132-412  
**MAPSCO:** TAR-070B



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

**PROPERTY DATA**

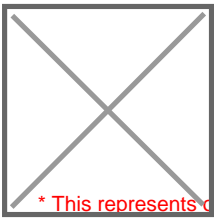
**Legal Description:** CONDRA, JOHN SURVEY  
Abstract 347 Tract 2A

**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 PID #1 (625)  
**Site Number:** 80357865  
**Site Name:** Park  
**Site Class:** LandVacComImpVal - Commercial Land With Improvement Value  
**Parcels:** 19  
**Primary Building Name:**   
**Primary Building Type:**   
**Primary Building Area:** 0

**State Code:** C1C  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025  
**Gross Building Area**+++ : 0  
**Net Leasable Area**+++ : 0  
**Percent Complete:** 0%  
**Land Sqft** \* : 80,586  
**Land Acres** \* : 1.8500  
**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:** 8/1/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219221720-2](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIRIDIAN HOLDINGS LP	7/16/2015	<a href="#">D215157108</a>		
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	3/31/2004	<a href="#">D204096335</a>	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
MERICIAN CAPITAL CORP	11/7/1986	00087440001541	0008744	0001541
MERIDIAN SERV CORP	12/26/1984	00080410000211	0008041	0000211

## 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	\$9,250	\$9,250	\$9,250
2023	\$0	\$9,250	\$9,250	\$9,250
2022	\$0	\$9,250	\$9,250	\$9,250
2021	\$0	\$9,250	\$9,250	\$9,250
2020	\$0	\$9,250	\$9,250	\$9,250

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.