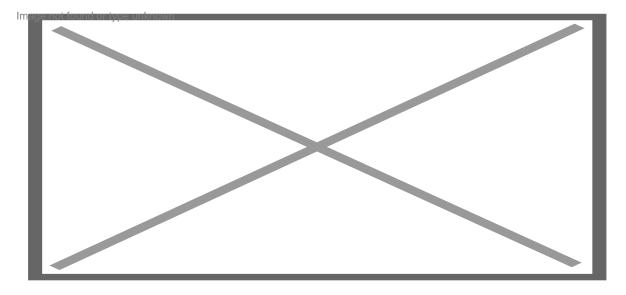


Tarrant Appraisal District Property Information | PDF Account Number: 06995020

Address: 3104 N COLLINS ST

City: ARLINGTON Georeference: A 856-1C Subdivision: JENKINS, WILLIAM SURVEY Neighborhood Code: MED-North Arlington General Latitude: 32.797272815 Longitude: -97.0991625329 TAD Map: 2120-408 MAPSCO: TAR-069B

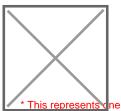




This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: JENKIN Abstract 856 Tract 1C	S, WILLIAM SURVEY				
Jurisdictions:					
CITY OF ARLINGTON (02					
TARRANT COUNTY (220)	Site Number: 800012282				
TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) TARRANT COUNTY COLLEGE (225) Site Class: LandVacComNomImp - Commercial Land with Nominal Imp Value					
TARRANT COUNTY COLL	_SITE NAME: VACANT LAND W/FEATURE VALUE _EGE (225)				
VIRIDIAN MUNICIPAL MGMT DIST (420)					
VIRIDIAN PID #1 (625)	Parcels: 1				
HURST-EULESS-BEDFOR Product (91B) uilding Name:					
State Code: C2C	Primary Building Type:				
Year Built: 0	Gross Building Area ⁺⁺⁺ : 0				
Personal Property Account:NewItieasable Area***: 0					
Agent: None	Percent Complete: 0%				
Protest Deadline Date:	Land Sqft [*] : 169,317				
5/15/2025	Land Acres [*] : 3.8870				
+++ Rounded.	Pool: N				



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

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 VIRIDIAN INVESTMENTS LP	2/28/2011	D211056517	000000	0000000
HC LOBF ARLINGTON LLC	11/3/2010	D206323409 0000000		0000000
HC LOBF ARLINGTON LLC	10/13/2006	D206323409	000000	0000000
LOBF LP	3/31/2004	D204096335	000000	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

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$17,090	\$507,951	\$525,041	\$525,041
2023	\$17,090	\$507,951	\$525,041	\$525,041
2022	\$17,502	\$507,951	\$525,453	\$525,453
2021	\$20,416	\$507,951	\$528,367	\$528,367
2020	\$21,344	\$507,951	\$529,295	\$529,295

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.