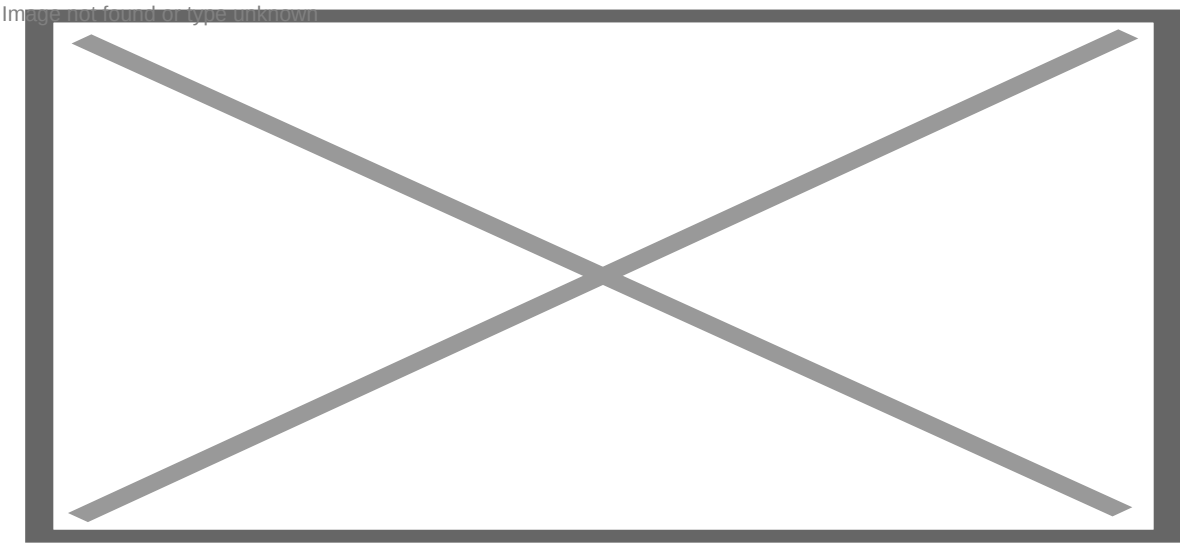




Address: [4477 EULESS SOUTH MAIN ST](#)
City: ARLINGTON
Georeference: A 347-2A03
Subdivision: CONDRA, JOHN SURVEY
Neighborhood Code: Community Facility General

Latitude: 32.8091964978
Longitude: -97.0670073944
TAD Map: 2132-412
MAPSCO: TAR-056X



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

PROPERTY DATA

Legal Description: CONDRA, JOHN SURVEY
Abstract 347 Tract 2A03

Jurisdictions:

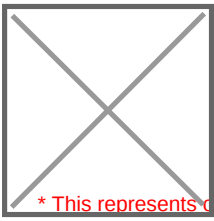
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
VIRIDIAN MUNICIPAL MGMT DIST (420)
VIRIDIAN PID #1 (625)
HURST-EULESS-BEDFORD PID #1 (625)

Site Number: 80357865
Site Name: Park
Site Class: LandVacComImpVal - Commercial Land With Improvement Value
Parcels: 19
Primary Building Name: ~~INDA 016~~

State Code: C1C
Year Built: 0
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Primary Building Type:
Gross Building Area ⁺⁺⁺: 0
Net Leasable Area ⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft ^{*}: 23,435
Land Acres ^{*}: 0.5380
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	D215157108		
HC LOBF ARLINGTON LLC	11/3/2010	D206323409	0000000	0000000
HC LOBF ARLINGTON LLC	10/13/2006	D206323409	0000000	0000000
LOBF LP	3/31/2004	D204096335	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

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	\$2,690	\$2,690	\$2,690
2023	\$0	\$2,690	\$2,690	\$2,690
2022	\$0	\$2,690	\$2,690	\$2,690
2021	\$0	\$2,690	\$2,690	\$2,690
2020	\$0	\$2,690	\$2,690	\$2,690

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.