

Property Information | PDF

Account Number: 41625587



Address: 4105 CASCADE SKY DR

City: ARLINGTON

Georeference: 44730M-50-25

Subdivision: VIRIDIAN VILLAGE 1B Neighborhood Code: A1A030N **Latitude:** 32.8008744006 **Longitude:** -97.0931682263

TAD Map: 2120-412 **MAPSCO:** TAR-069C





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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1B Block 50

Lot 25

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 ISD (916)

State Code: A Year Built: 2013

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41625587

Site Name: VIRIDIAN VILLAGE 1B-50-25 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,890 Percent Complete: 100%

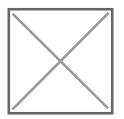
Land Sqft*: 2,439 Land Acres*: 0.0559

Pool: N

+++ Rounded.

03-31-2025 Page 1

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



OWNER INFORMATION

Current Owner: Deed Date: 3/16/2022
NGUYEN JOHN THANH

Primary Owner Address:
4105 CASCADE SKY DR

ARLINGTON, TX 76005 Instrument: D222073688

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DIEM-TRANG;NGUYEN JOHN T;NGUYEN THANH	2/6/2017	<u>D217030023</u>		
ANTLE TONYA A	1/9/2014	D214005570	0000000	0000000
CB JENI VIRIDIAN LLC	7/10/2013	D213181388	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2012	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	\$324,285	\$75,000	\$399,285	\$399,285
2023	\$299,000	\$75,000	\$374,000	\$374,000
2022	\$249,525	\$75,000	\$324,525	\$324,525
2021	\$223,259	\$75,000	\$298,259	\$298,259
2020	\$246,345	\$50,000	\$296,345	\$296,345

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

03-31-2025 Page 2

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



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.

03-31-2025 Page 3