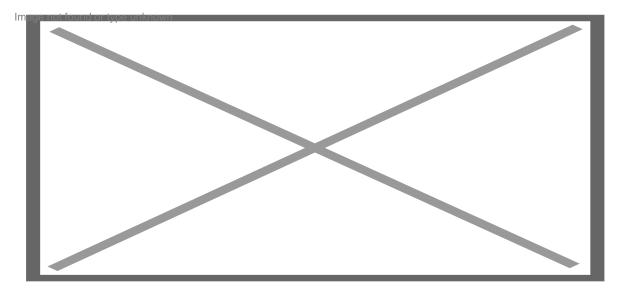


# Tarrant Appraisal District Property Information | PDF Account Number: 42762489

### Address: 708 CRYSTAL OAK LN

City: ARLINGTON Georeference: 44730G-11-12 Subdivision: VIRIDIAN VILLAGE NORTH Neighborhood Code: A1A030N Latitude: 32.8006530733 Longitude: -97.0974252731 TAD Map: 2120-412 MAPSCO: TAR-069B





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

## PROPERTY DATA

#### Legal Description: VIRIDIAN VILLAGE NORTH Block 11 Lot 12

#### 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: 2022 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 800064011 Site Name: VIRIDIAN VILLAGE NORTH Block 11 Lot 12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,090 Percent Complete: 100% Land Sqft<sup>\*</sup>: 4,182 Land Acres<sup>\*</sup>: 0.0960 Pool: N

+++ Rounded.

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



Current Owner:

CRP/SLR VIRIDIAN II OWNER LP

Primary Owner Address: 2300 N FIELD ST STE 800 DALLAS, TX 75201 Deed Date: 10/21/2021 Deed Volume: Deed Page: Instrument: D221317812

## 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	\$304,418	\$75,000	\$379,418	\$379,418
2023	\$373,106	\$75,000	\$448,106	\$448,106
2022	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.