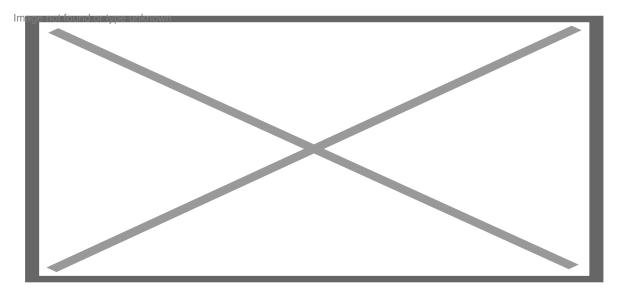


# Tarrant Appraisal District Property Information | PDF Account Number: 42793031

### Address: 819 CRYSTAL OAK LN

City: ARLINGTON Georeference: 44730G-6-10 Subdivision: VIRIDIAN VILLAGE NORTH Neighborhood Code: A1A030N Latitude: 32.8015540158 Longitude: -97.0955914478 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 NORTH Block 6 Lot 10

#### 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: 800065355 Site Name: VIRIDIAN VILLAGE NORTH Block 6 Lot 10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,073 Percent Complete: 100% Land Sqft<sup>\*</sup>: 3,223 Land Acres<sup>\*</sup>: 0.0740 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: THOMPSON COURTNEY

Primary Owner Address: 819 CRYSTAL OAKS LN EULESS, TX 76040 Deed Date: 3/8/2024 Deed Volume: Deed Page: Instrument: D224042652

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON ASHLEY SHANTOL; SHEMIL SYLVESTER	2/2/2023	D223018574		
CADENCE HOMES - VIRIDIAN LLC	8/2/2021	D221103164		

## 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	\$362,422	\$75,000	\$437,422	\$437,422
2023	\$370,913	\$75,000	\$445,913	\$445,913
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**

• HOMESTEAD GENERAL 11.13(b)

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.