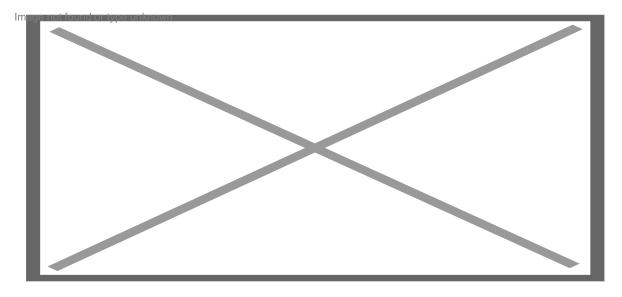


Tarrant Appraisal District Property Information | PDF Account Number: 42793198

Address: 719 CRYSTAL OAK LN

City: ARLINGTON Georeference: 44730G-9-7 Subdivision: VIRIDIAN VILLAGE NORTH Neighborhood Code: A1A030N Latitude: 32.8012192732 Longitude: -97.0969742053 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 9 Lot 7

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: RYAN LLC (00320) Protest Deadline Date: 5/15/2025

Site Number: 800065371 Site Name: VIRIDIAN VILLAGE NORTH Block 9 Lot 7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,556 Percent Complete: 100% Land Sqft^{*}: 2,309 Land Acres^{*}: 0.0530 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	\$243,482	\$75,000	\$318,482	\$318,482
2023	\$300,774	\$75,000	\$375,774	\$375,774
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.