



**Address:** [713 CRYSTAL OAK LN](#)  
**City:** ARLINGTON  
**Georeference:** 44730G-9-10  
**Subdivision:** VIRIDIAN VILLAGE NORTH  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8010861046  
**Longitude:** -97.0972003811  
**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 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:** RYAN LLC (00320)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800065374

**Site Name:** VIRIDIAN VILLAGE NORTH Block 9 Lot 10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 1,837

**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.



## OWNER INFORMATION

---

**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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$276,259	\$75,000	\$351,259	\$351,259
2023	\$339,681	\$75,000	\$414,681	\$414,681
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.