



**Address:** [3430 EULESS SOUTH MAIN ST](#)  
**City:** ARLINGTON  
**Georeference:** A 249-1  
**Subdivision:** CHILDRESS, JOHN HEIRS SURVEY  
**Neighborhood Code:** Vacant Unplatted

**Latitude:** 32.8119842105  
**Longitude:** -97.0798800874  
**TAD Map:** 2126-412  
**MAPSCO:** TAR-055Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHILDRESS, JOHN HEIRS  
SURVEY Abstract 249 Tract 1 & 1C

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$707,306

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80267440

**Site Name:** VIRIDIAN VACANT LAND - COMMERCIAL

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 6

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 943,074

**Land Acres<sup>\*</sup>:** 21.6500

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

**Primary Owner Address:**

3100 MCKINNON ST STE 1100  
DALLAS, TX 75201

**Deed Date:** 8/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219221720-2](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIRIDIAN HOLDINGS LP	7/16/2015	<a href="#">D215157350</a>		
HC VIRIDIAN INVESTMENTS LP	2/28/2011	<a href="#">D211056516</a>	0000000	0000000
HC LOBF ARLINGTON LLC	1/30/2008	<a href="#">D208035814</a>	0000000	0000000
T & M PROPERTIES LTD	7/7/1993	00111390001937	0011139	0001937
MATELICH JOSEPH J ETAL	9/6/1989	00098610001378	0009861	0001378
MERIDIAN SERVICE CORP	12/26/1984	00080410000207	0008041	0000207
TERRELL GLENN	9/27/1984	00079640000445	0007964	0000445
TAYLOR JOHN W ET AL	12/31/1900	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 <sup>+</sup>
2025	\$0	\$707,306	\$707,306	\$707,306
2024	\$0	\$707,306	\$707,306	\$707,306
2023	\$0	\$707,306	\$707,306	\$707,306
2022	\$0	\$707,306	\$707,306	\$707,306
2021	\$0	\$707,306	\$707,306	\$707,306
2020	\$0	\$707,306	\$707,306	\$707,306

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.