



Address: [3698 TARRANT MAIN ST](#)
City: ARLINGTON
Georeference: A 249-1E01
Subdivision: CHILDRESS, JOHN HEIRS SURVEY
Neighborhood Code: Vacant Unplatted

Latitude: 32.8135504781
Longitude: -97.0755034557
TAD Map: 2126-412
MAPSCO: TAR-056W



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 1E01

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: \$232,200

Protest Deadline Date: 5/31/2024

Site Number: 800048446

Site Name: Viridian Vacant Land Commercial

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 5

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 202,293

Land Acres^{*}: 4.6440

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:

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	D215157350		
HC VIRIDIAN INVESTMENTS LP	2/28/2011	D211056516	0000000	0000000
HC LOBF ARLINGTON LLC	2/20/2008	D208057476	0000000	0000000
CANNON HELEN GLENGHORN;CANNON JOE	3/2/1982	000000000000000	0000000	0000000
CANNON L T	12/31/1900	000000000000000	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 ⁺
2025	\$0	\$232,200	\$232,200	\$232,200
2024	\$0	\$232,200	\$232,200	\$232,200
2023	\$0	\$232,200	\$232,200	\$232,200
2022	\$0	\$232,200	\$232,200	\$232,200
2021	\$0	\$232,200	\$232,200	\$232,200
2020	\$0	\$232,200	\$232,200	\$232,200

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.