



**Address:** [3400 EULESS SOUTH MAIN ST](#)  
**City:** ARLINGTON  
**Georeference:** A 249-1C01  
**Subdivision:** CHILDRESS, JOHN HEIRS SURVEY  
**Neighborhood Code:** Vacant Unplatted

**Latitude:** 32.8103424876  
**Longitude:** -97.0788516593  
**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 1C1 & 1H

**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:** \$91,476  
**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>:** 91,258  
**Land Acres<sup>\*</sup>:** 2.0950  
**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:**  
3200 SOUTHWEST FRWY STE 2600  
HOUSTON, TX 77027

**Deed Date:** 7/20/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223128992-2](#)

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="#">D211056510</a>	0000000	0000000
HC LOBF ARLINGTON LLC	11/3/2010	<a href="#">D206323409</a>	0000000	0000000
HC LOBF ARLINGTON LLC	10/13/2006	<a href="#">D206323409</a>	0000000	0000000
LOBF LP	3/31/2004	<a href="#">D204096335</a>	0000000	0000000
TRINITY RIVER LAKES LP	10/17/2000	00145840000333	0014584	0000333
ARLINGTON LAKES LP	9/2/1998	00134080000419	0013408	0000419
METROVEST PARTNERS LTD	9/21/1992	00107840000287	0010784	0000287
SUNBELT SAVINGS FSB	12/4/1990	00101130000299	0010113	0000299
MERIDIAN SERVICE CORP	2/22/1985	00080990000394	0008099	0000394
BURNS TOMMY L	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	\$91,476	\$91,476	\$91,476
2024	\$0	\$91,476	\$91,476	\$91,476
2023	\$0	\$91,476	\$91,476	\$91,476
2022	\$0	\$91,476	\$91,476	\$91,476
2021	\$0	\$91,476	\$91,476	\$91,476
2020	\$0	\$91,476	\$91,476	\$91,476

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

Image not found or type unknown



## Tarrant Appraisal District Property Information | PDF

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.