



**Address:** [4105 CASCADE SKY DR](#)  
**City:** ARLINGTON  
**Georeference:** 44730M-50-25  
**Subdivision:** VIRIDIAN VILLAGE 1B  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8008744006  
**Longitude:** -97.0931682263  
**TAD Map:** 2120-412  
**MAPSCO:** TAR-069C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 1B Block 50  
Lot 25

**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:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41625587

**Site Name:** VIRIDIAN VILLAGE 1B-50-25

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

**Parcels:** 1

**Approximate Size+++:** 1,890

**Percent Complete:** 100%

**Land Sqft\*** : 2,439

**Land Acres\*** : 0.0559

**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:**

NGUYEN JOHN THANH

**Primary Owner Address:**

4105 CASCADE SKY DR  
ARLINGTON, TX 76005

**Deed Date:** 3/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222073688](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DIEM-TRANG;NGUYEN JOHN T;NGUYEN THANH	2/6/2017	<a href="#">D217030023</a>		
ANTLE TONYA A	1/9/2014	<a href="#">D214005570</a>	0000000	0000000
CB JENI VIRIDIAN LLC	7/10/2013	<a href="#">D213181388</a>	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2012	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 <sup>+</sup>
2025	\$324,285	\$75,000	\$399,285	\$399,285
2024	\$324,285	\$75,000	\$399,285	\$399,285
2023	\$299,000	\$75,000	\$374,000	\$374,000
2022	\$249,525	\$75,000	\$324,525	\$324,525
2021	\$223,259	\$75,000	\$298,259	\$298,259
2020	\$246,345	\$50,000	\$296,345	\$296,345

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

- HOMESTEAD GENERAL 11.13(b)

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.