



**Address:** [4247 CASCADE SKY DR](#)  
**City:** ARLINGTON  
**Georeference:** 44730S-63-23  
**Subdivision:** VIRIDIAN VILLAGE 1E-2  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8037979685  
**Longitude:** -97.094343805  
**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 1E-2 Block  
63 Lot 23

**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:** 2016

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Site Number:** 800004288  
**Site Name:** VIRIDIAN VILLAGE 1E-2 63 23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,037  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,267  
**Land Acres<sup>\*</sup>:** 0.0750  
**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:**

KARIMI ENTERPRISES LLC

**Primary Owner Address:**

PO BOX 122385  
ARLINGTON, TX 76012

**Deed Date:** 3/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220065950](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGOWEN JORDAN N;MCGOWEN TARAN L	6/22/2016	<a href="#">D216136839</a>		
VIRIDIAN HOLDINGS LP	7/16/2015	<a href="#">D215157108</a>		



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	\$261,000	\$75,000	\$336,000	\$336,000
2024	\$315,000	\$75,000	\$390,000	\$390,000
2023	\$324,983	\$75,000	\$399,983	\$399,983
2022	\$241,725	\$75,000	\$316,725	\$316,725
2021	\$210,000	\$75,000	\$285,000	\$285,000
2020	\$235,000	\$50,000	\$285,000	\$285,000

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.