



**Address:** [4504 SAPPHIRE FALLS WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-7-10  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8095441255  
**Longitude:** -97.0807524596  
**TAD Map:** 2120-412  
**MAPSCO:** TAR-055Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 2A Block 7  
Lot 10

**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:** 2021

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Notice Value:** \$762,000

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

**Site Number:** 800020120

**Site Name:** VIRIDIAN VILLAGE 2A 7 10

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

**Parcels:** 1

**Approximate Size+++:** 3,444

**Percent Complete:** 100%

**Land Sqft\*** : 6,141

**Land Acres\*** : 0.1410

**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:**

BASNET RAJENDRA K

**Primary Owner Address:**

4504 SAPPHIRE FALLS WAY  
ARLINGTON, TX 76005

**Deed Date:** 8/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221230110](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	2/28/2018	<a href="#">D218043542</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	\$665,154	\$96,846	\$762,000	\$762,000
2024	\$665,154	\$96,846	\$762,000	\$744,150
2023	\$643,154	\$96,846	\$740,000	\$676,500
2022	\$518,156	\$96,844	\$615,000	\$615,000
2021	\$0	\$56,000	\$56,000	\$56,000
2020	\$0	\$56,000	\$56,000	\$56,000

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

- 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.