



**Address:** [4500 SAPPHIRE FALLS WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-7-12  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8092245434  
**Longitude:** -97.0807499047  
**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 12

**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:** 2020

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 800020122  
**Site Name:** VIRIDIAN VILLAGE 2A 7 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,966  
**Percent Complete:** 100%  
**Land Sqft\*:** 10,062  
**Land Acres\*:** 0.2310  
**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 ZENA NGOC HANH

**Primary Owner Address:**

4500 SAPPHIRE FALLS WAY  
ARLINGTON, TX 76005

**Deed Date:** 2/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221046240](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	6/30/2017	<a href="#">D217150026</a>		



## VALUES

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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	\$410,854	\$120,372	\$531,226	\$531,226
2024	\$476,511	\$120,372	\$596,883	\$596,883
2023	\$557,295	\$120,372	\$677,667	\$546,421
2022	\$376,404	\$120,342	\$496,746	\$496,746
2021	\$367,000	\$125,000	\$492,000	\$492,000
2020	\$0	\$51,800	\$51,800	\$51,800

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

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- 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.