



# Tarrant Appraisal District Property Information | PDF Account Number: 42444916

### Address: 4715 CHERRY BARK TR

City: ARLINGTON Georeference: 44731M-11-27 Subdivision: VIRIDIAN VILLAGE 3A Neighborhood Code: 3T020H

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

## PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 3A Block 11 Lot 27 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: 2022

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024 Latitude: 32.8097149951 Longitude: -97.0745928459 TAD Map: 2126-412 MAPSCO: TAR-056W



Site Number: 800037855 Site Name: VIRIDIAN VILLAGE 3A 11 27 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,028 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,319 Land Acres<sup>\*</sup>: 0.1910 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

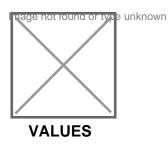
### **OWNER INFORMATION**

#### Current Owner:

HRANITZKY JEANNE CROOKS

**Primary Owner Address:** 4715 CHERRY BARK TR ARLINGTON, TX 76005 Deed Date: 5/18/2023 Deed Volume: Deed Page: Instrument: D223086793

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	2/25/2022	<u>D22052750</u>		



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$523,837	\$109,914	\$633,751	\$633,751
2024	\$523,837	\$109,914	\$633,751	\$633,751
2023	\$163,271	\$109,914	\$273,185	\$273,185
2022	\$0	\$87,500	\$87,500	\$87,500
2021	\$0	\$87,500	\$87,500	\$87,500
2020	\$0	\$87,500	\$87,500	\$87,500

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.