



Address: [4836 PRAIRIE CREST LN](#)
City: ARLINGTON
Georeference: 44731N-36-12
Subdivision: VIRIDIAN VILLAGE 3B
Neighborhood Code: 3T020L

Latitude: 32.8129369634
Longitude: -97.0710842
TAD Map: 2132-416
MAPSCO: TAR-056W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 3B Block 36
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: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800070387

Site Name: VIRIDIAN VILLAGE 3B Block 36 Lot 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,868

Percent Complete: 100%

Land Sqft*: 3,877

Land Acres*: 0.0890

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:

COACHMAN SANDRA LYNNE

Primary Owner Address:

4836 PRAIRIE CREST LN
ARLINGTON, TX 76005

Deed Date: 11/30/2023

Deed Volume:

Deed Page:

Instrument: [D223218041](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| LENNAR HOMES OF TEXAS SALES & MARKETING LTD | 11/29/2023 | D223218040 | | |
| LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD | 12/22/2022 | D222295451 | | |

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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$350,214 | \$69,786 | \$420,000 | \$420,000 |
| 2024 | \$350,214 | \$69,786 | \$420,000 | \$420,000 |
| 2023 | \$0 | \$48,850 | \$48,850 | \$48,850 |
| 2022 | \$0 | \$48,850 | \$48,850 | \$48,850 |
| 0 | \$0 | \$0 | \$0 | \$0 |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.