



Address: [3174 MORNING BLOOM TR](#)
City: ARLINGTON
Georeference: 44722-1-35
Subdivision: VIRIDIAN COLLINS WEST-SOUTH
Neighborhood Code: A1A0300

Latitude: 32.7929748518
Longitude: -97.0980207402
TAD Map: 2120-408
MAPSCO: TAR-069F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VIRIDIAN COLLINS WEST-SOUTH Block 1 Lot 35

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: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$215,974

Protest Deadline Date: 7/12/2024

Site Number: 800079294
Site Name: VIRIDIAN COLLINS WEST-SOUTH Block 1 Lot 35
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,601
Percent Complete: 100%
Land Sqft^{*}: 3,311
Land Acres^{*}: 0.0760
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:
CH CADENCE VIRIDIAN OWNER LP
Primary Owner Address:
8400 BELLEVIEW DR STE 135
PLANO, TX 75024

Deed Date: 8/1/2022
Deed Volume:
Deed Page:
Instrument: [D22162487](#)

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	\$140,974	\$75,000	\$215,974	\$215,974
2024	\$140,974	\$75,000	\$215,974	\$203,974
2023	\$0	\$52,500	\$52,500	\$52,500
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

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.