



Address: [3110 WATER MAPLE TR](#)
City: ARLINGTON
Georeference: 44722-1-74
Subdivision: VIRIDIAN COLLINS WEST-SOUTH
Neighborhood Code: A1A0300

Latitude: 32.790182342
Longitude: -97.0977835025
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 74 PART IN TIF
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 (016)
Site Number: 800079324
Site Name: VIRIDIAN COLLINS WEST-SOUTH Block 1 Lot 74 PART IN TIF
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 0
State Code: A
Percent Complete: 100%
Year Built: 2023
Land Sqft^{*}: 2,352
Personal Property Account: N/A
Land Acres^{*}: 0.0540
Agent: RYAN LLC (00320)
Pool: N
Notice Sent Date: 4/15/2025
Notice Value: \$42,750
Protest Deadline Date: 5/24/2024

⁺⁺⁺ 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	\$0	\$42,750	\$42,750	\$42,750
2024	\$0	\$42,750	\$42,750	\$35,910
2023	\$0	\$29,925	\$29,925	\$29,925
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.