

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42967536

Address: 704 PRAIRIE FALCON DR

City: ARLINGTON

Georeference: 23274-2-4

Subdivision: LAKESIDE AT VIRIDIAN

Neighborhood Code: 3T020C

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

## **Longitude:** -97.0958433519 **TAD Map:** 2120-404 **MAPSCO:** TAR-069F

## PROPERTY DATA

Legal Description: LAKESIDE AT VIRIDIAN Block 2

Lot 4

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:** 800081722

Site Name: LAKESIDE AT VIRIDIAN Block 2 Lot 4

Site Class: A1 - Residential - Single Family

Latitude: 32.7890793006

Parcels: 1

Approximate Size+++: 2,037
Percent Complete: 100%

Land Sqft\*: 3,006 Land Acres\*: 0.0690

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

XUE DELIAN Deed Date: 11/30/2023

WU XIAOHONG

Primary Owner Address:

Deed Volume:

Deed Page:

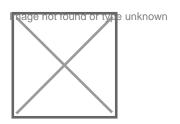
704 PRAIRIE FALCON DR
ARLINGTON, TX 76005

Instrument: D223213985

| Previous Owners   | Date      | Instrument | Deed Volume | Deed Page |
|-------------------|-----------|------------|-------------|-----------|
| WEEKLEY HOMES LLC | 3/24/2023 | D223050820 |             |           |

07-19-2025 Page 1

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



**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 | \$442,777          | \$75,000    | \$517,777    | \$517,777        |
| 2024 | \$442,777          | \$75,000    | \$517,777    | \$517,777        |
| 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.

## **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.

07-19-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.