



**Address:** [709 PHEASANT RUN ST](#)  
**City:** ARLINGTON  
**Georeference:** 23274-2-18  
**Subdivision:** LAKESIDE AT VIRIDIAN  
**Neighborhood Code:** 3T020C

**Latitude:** 32.7886180657  
**Longitude:** -97.0954268453  
**TAD Map:** 2120-404  
**MAPSCO:** TAR-069G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKESIDE AT VIRIDIAN Block 2  
Lot 18

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$520,015

**Protest Deadline Date:** 8/16/2024

**Site Number:** 800081736

**Site Name:** LAKESIDE AT VIRIDIAN Block 2 Lot 18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,023

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,574

**Land Acres<sup>\*</sup>:** 0.1050

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NGUYEN THINH  
LE TRANG

**Primary Owner Address:**

709 PHEASANT RUN ST  
ARLINGTON, TX 76005

**Deed Date:** 1/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224010387](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES	7/7/2023	<a href="#">D223121561</a>		

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 <sup>+</sup>
2025	\$445,015	\$75,000	\$520,015	\$520,015
2024	\$445,015	\$75,000	\$520,015	\$520,015
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

- 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.