



**Address:** [3944 CASCADE SKY DR](#)  
**City:** ARLINGTON  
**Georeference:** 44730W-1-1X-09  
**Subdivision:** VIRIDIAN VILLAGE SOUTH  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.7973152843  
**Longitude:** -97.0932136078  
**TAD Map:** 2120-408  
**MAPSCO:** TAR-069C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE SOUTH  
Block 1 Lot 1X OPEN SPACE

**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 (910)

**Site Number:** 800086536

**Site Name:** VIRIDIAN VILLAGE SOUTH Block 1 Lot 1X OPEN SPACE

**Site Class:** CmnArea - Residential - Common Area

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**State Code:** C1

**Percent Complete:** 0%

**Year Built:** 0

**Land Sqft<sup>\*</sup>:** 25,308

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 0.5810

**Agent:** RYAN LLC (00320)

**Pool:** N

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

**Notice Value:** \$1

**Protest Deadline Date:** 7/12/2024

<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:**

VIRIDIAN III OWNER LLC

**Primary Owner Address:**

2300 N FIELD ST SUITE 800  
DALLAS, TX 75201

**Deed Date:** 12/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224229561](#)

## 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 | \$0                | \$1         | \$1          | \$1                          |
| 2024 | \$0                | \$1         | \$1          | \$1                          |
| 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

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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.