



**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 (940)

**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  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 25,308  
**Land Acres<sup>\*</sup>:** 0.5810  
**Pool:** N

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320)  
**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

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.