



**Address:** [3936 CASCADE SKY DR](#)  
**City:** ARLINGTON  
**Georeference:** 44730W-1-5  
**Subdivision:** VIRIDIAN VILLAGE SOUTH  
**Neighborhood Code:** A1A030N

**Latitude:** 32.7983234778  
**Longitude:** -97.0933370763  
**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 5

**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:** O

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$52,500

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

**Site Number:** 800086549

**Site Name:** VIRIDIAN VILLAGE SOUTH Block 1 Lot 5

**Site Class:** O1 - Residential - Vacant Inventory

**Parcels:** 1

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

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 1,917

**Land Acres<sup>\*</sup>:** 0.0440

**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:**

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	\$52,500	\$52,500	\$52,500
2024	\$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

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.