

## LOCATION

**Address:** [4504 SAPPHIRE FALLS WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-7-10  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8095441255  
**Longitude:** -97.0807524596  
**TAD Map:** 2120-412  
**MAPSCO:** TAR-055Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 2A Block 7  
 Lot 10

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800020120  
**Site Name:** VIRIDIAN VILLAGE 2A 7 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 3,444  
**Percent Complete:** 100%  
**Land Sqft\*:** 6,141  
**Land Acres\*:** 0.1410  
**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

BASNET RAJENDRA K

**Primary Owner Address:**

4504 SAPPHIRE FALLS WAY  
 ARLINGTON, TX 76005

**Deed Date:** 8/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221230110](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	2/28/2018	<a href="#">D218043542</a>		

## VALUES

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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	\$0	\$0	\$0
2024	\$665,154	\$96,846	\$762,000	\$744,150
2023	\$643,154	\$96,846	\$740,000	\$676,500
2022	\$518,156	\$96,844	\$615,000	\$615,000
2021	\$0	\$56,000	\$56,000	\$56,000
2020	\$0	\$56,000	\$56,000	\$56,000

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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- 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.