



LOCATION

Address: [3106 WATER MAPLE TR](#)
City: ARLINGTON
Georeference: 44722-1-72
Subdivision: VIRIDIAN COLLINS WEST-SOUTH
Neighborhood Code: A1A0300

Latitude: 32.7899534572
Longitude: -97.0977389242
TAD Map: 2120-408
MAPSCO: TAR-069F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VIRIDIAN COLLINS WEST-SOUTH Block 1 Lot 72 PART IN TIF

Jurisdictions:

CITY OF ARLINGTON (024)	Site Number: 800079316
TARRANT COUNTY (220)	Site Name: VIRIDIAN COLLINS WEST-SOUTH Block 1 Lot 72 PART IN TIF
TARRANT COUNTY HOSPITAL (224)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225)	Parcels: 2
VIRIDIAN MUNICIPAL MGMT DIST (420)	Approximate Size+++: 0
VIRIDIAN PID #1 (625)	Approximate Size+++: 0
HURST-EULESS-BEDFORD (016)	Approximate Size+++: 0

State Code: A **Percent Complete:** 100%

Year Built: 2023 **Land Sqft*:** 3,441

Personal Property Account: N/A **Land Acres*:** 0.0790

Agent: None **Pool:** N

Protest Deadline Date:
5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
CH CADENCE VIRIDIAN OWNER LP

Primary Owner Address:
8400 BELLEVIEW DR STE 135
PLANO, TX 75024

Deed Date: 8/1/2022
Deed Volume:
Deed Page:
Instrument: [D22162487](#)

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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$0	\$25,500	\$25,500	\$21,420
2023	\$0	\$17,850	\$17,850	\$17,850
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.