



## LOCATION

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**Address:** [3108 WATER MAPLE TR](#)  
**City:** ARLINGTON  
**Georeference:** 44722-1-73  
**Subdivision:** VIRIDIAN COLLINS WEST-SOUTH  
**Neighborhood Code:** A1A0300

**Latitude:** 32.7900775459  
**Longitude:** -97.0977640307  
**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

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**Legal Description:** VIRIDIAN COLLINS WEST-SOUTH Block 1 Lot 73 NOT IN TIF

<b>Jurisdictions:</b>	<b>Site Number:</b> 800079313
CITY OF ARLINGTON (024)	<b>Site Name:</b> VIRIDIAN COLLINS WEST-SOUTH Block 1 Lot 73 PART IN TIF
TARRANT COUNTY (220)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 2
TARRANT COUNTY COLLEGE (225)	<b>Approximate Size+++:</b> 1,615
HURST-EULESS-BEDFORD (226)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft*:</b> 3,441
<b>Year Built:</b> 2023	<b>Land Acres*:</b> 0.0790
<b>Personal Property Account:</b> N/A	<b>Pool:</b> N
<b>Agent:</b> None	
<b>Protest Deadline Date:</b> 5/15/2025	

+++ Rounded.

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

## OWNER INFORMATION

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**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

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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	\$142,577	\$40,500	\$183,077	\$176,597
2023	\$0	\$28,350	\$28,350	\$28,350
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.