

LOCATION

Address: [4045 APPIAN WAY](#)
City: ARLINGTON
Georeference: 44720C-1-1
Subdivision: VILLAS OF TUSCANY
Neighborhood Code: 1L020G

Latitude: 32.7079623952
Longitude: -97.1668440839
TAD Map: 2102-376
MAPSCO: TAR-081Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAS OF TUSCANY Block 1
Lot 1

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06889492
Site Name: VILLAS OF TUSCANY-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,115
Percent Complete: 100%
Land Sqft^{*}: 11,064
Land Acres^{*}: 0.2539
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:

ELLINGTON SHIRLEY ROSE

Primary Owner Address:

4045 APPIAN WAY
ARLINGTON, TX 76013-5686

Deed Date: 3/7/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206068991](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUBER HOWARD;LUBER PATRICIA	3/27/2002	00155700000294	0015570	0000294
WATSON HOWARD E;WATSON SYDNEY	8/5/1999	00139570000501	0013957	0000501
MARANATHA CONSTRUCTION CO INC	2/22/1999	00136770000423	0013677	0000423
DODSON JAMES M;DODSON STEPHEN P	1/5/1996	00122280000578	0012228	0000578
BENSON DEVELOPMENT	1/1/1995	00000000000000	0000000	0000000

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	\$342,764	\$75,000	\$417,764	\$368,739
2023	\$366,228	\$65,000	\$431,228	\$335,217
2022	\$259,998	\$65,000	\$324,998	\$304,743
2021	\$237,039	\$40,000	\$277,039	\$277,039
2020	\$237,039	\$40,000	\$277,039	\$277,039

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

- 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.