

## LOCATION

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**Address:** [4041 APPIAN WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44720C-1-3  
**Subdivision:** VILLAS OF TUSCANY  
**Neighborhood Code:** 1L020G

**Latitude:** 32.707575474  
**Longitude:** -97.1668529952  
**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

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**Legal Description:** VILLAS OF TUSCANY Block 1  
Lot 3

**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:** 06889514

**Site Name:** VILLAS OF TUSCANY-1-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,422

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,451

**Land Acres<sup>\*</sup>:** 0.1940

**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

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**Current Owner:**

REED ROSE MARIE

**Primary Owner Address:**

4041 APPIAN WAY  
ARLINGTON, TX 76013-5686

**Deed Date:** 2/10/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207007153](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REED ELMER W; REED ROSE MARIE	7/25/2000	00144440000080	0014444	0000080
MARANATHA CONSTRUCTION CO INC	2/22/1999	00136910000283	0013691	0000283
NURSEY RONALD C	10/1/1996	00125700002181	0012570	0002181
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$368,662	\$75,000	\$443,662	\$413,368
2023	\$383,000	\$65,000	\$448,000	\$375,789
2022	\$281,563	\$65,000	\$346,563	\$341,626
2021	\$270,569	\$40,000	\$310,569	\$310,569
2020	\$271,872	\$40,000	\$311,872	\$306,119

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.