

## LOCATION

**Address:** [4035 APPIAN WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44720C-1-6  
**Subdivision:** VILLAS OF TUSCANY  
**Neighborhood Code:** 1L020G

**Latitude:** 32.7071421171  
**Longitude:** -97.1672624017  
**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 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06889549

**Site Name:** VILLAS OF TUSCANY-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,031

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,320

**Land Acres<sup>\*</sup>:** 0.1910

**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

**Current Owner:**

BARTELL ANN DEVONNE

**Primary Owner Address:**

4035 APPIAN WAY  
 ARLINGTON, TX 76013-5686

**Deed Date:** 3/25/1998

**Deed Volume:** 0013143

**Deed Page:** 0000254

**Instrument:** 00131430000254

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARQUISE HOMES INC	12/20/1996	00126240000905	0012624	0000905
BENSON DEVELOPMENT	1/1/1995	00000000000000	0000000	0000000

## 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	\$334,359	\$75,000	\$409,359	\$328,985
2023	\$357,213	\$65,000	\$422,213	\$299,077
2022	\$206,888	\$65,000	\$271,888	\$271,888
2021	\$231,888	\$40,000	\$271,888	\$271,888
2020	\$231,888	\$40,000	\$271,888	\$250,383

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.