

## LOCATION

---

**Address:** [4025 APPIAN WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44720C-1-11  
**Subdivision:** VILLAS OF TUSCANY  
**Neighborhood Code:** 1L020G

**Latitude:** 32.707240033  
**Longitude:** -97.1684143149  
**TAD Map:** 2102-376  
**MAPSCO:** TAR-081X



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 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06889603

**Site Name:** VILLAS OF TUSCANY-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,160

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,157

**Land Acres<sup>\*</sup>:** 0.3250

**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:**

THOMPSON LUCY A

**Primary Owner Address:**

4025 APPIAN WAY  
ARLINGTON, TX 76013-5685

**Deed Date:** 3/5/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214048426](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON C BARTON;THOMPSON LUCY A	5/27/2005	<a href="#">D205153104</a>	0000000	0000000
WATSON HOWARD E III;WATSON SYDN	3/14/2002	00155410000283	0015541	0000283
MARANATHA CONSTRUCTION CO	9/5/2001	00151250000410	0015125	0000410
HANSON FADIA KOBTY	9/29/1998	00134590000052	0013459	0000052
KOBTY F A	1/24/1997	00126610001637	0012661	0001637
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	\$456,022	\$75,000	\$531,022	\$446,603
2023	\$439,372	\$65,000	\$504,372	\$406,003
2022	\$344,959	\$65,000	\$409,959	\$369,094
2021	\$295,540	\$40,000	\$335,540	\$335,540
2020	\$295,540	\$40,000	\$335,540	\$318,230

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.