

## LOCATION

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**Address:** [4023 APPIAN WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44720C-1-12  
**Subdivision:** VILLAS OF TUSCANY  
**Neighborhood Code:** 1L020G

**Latitude:** 32.7075000048  
**Longitude:** -97.1683683283  
**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

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**Legal Description:** VILLAS OF TUSCANY Block 1  
Lot 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06889611

**Site Name:** VILLAS OF TUSCANY-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,847

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,710

**Land Acres<sup>\*</sup>:** 0.1769

**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:**

MENSE BRIAN JAMES

**Primary Owner Address:**

4023 APPIAN WAY  
ARLINGTON, TX 76013

**Deed Date:** 5/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222138788](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCABE SUZANNE BERRY	4/16/2014	<a href="#">D214077947</a>	0000000	0000000
MCCABE SUZANNE BERRY ETAL	4/2/2014	<a href="#">D214077945</a>	0000000	0000000
BERRY JEANNE M EST	2/28/2007	00000000000000	0000000	0000000
BERRY GEORGE W EST;BERRY JEANNE	3/14/1996	00123250001596	0012325	0001596
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	\$319,026	\$75,000	\$394,026	\$394,026
2023	\$340,755	\$65,000	\$405,755	\$405,755
2022	\$242,558	\$65,000	\$307,558	\$307,558
2021	\$195,000	\$40,000	\$235,000	\$235,000
2020	\$195,000	\$40,000	\$235,000	\$235,000

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.