

LOCATION

Address: [4015 APPIAN WAY](#)

City: ARLINGTON

Georeference: 44720C-1-16

Subdivision: VILLAS OF TUSCANY

Neighborhood Code: 1L020G

Latitude: 32.7082686949

Longitude: -97.168276729

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 16

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06889662

Site Name: VILLAS OF TUSCANY-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,396

Percent Complete: 100%

Land Sqft^{*}: 12,676

Land Acres^{*}: 0.2910

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:

MCCARTIN LINDSEY R

MCCARTIN STEPHEN

Primary Owner Address:

4015 APPIAN WAY

ARLINGTON, TX 76013

Deed Date: 7/15/2020

Deed Volume:

Deed Page:

Instrument: [D220170768](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALL JOHN K	12/22/2017	D217295191		
CROW JANET R;CROW WILLIAM T	2/15/2013	D213044325	0000000	0000000
CANNAN LOU	9/7/2006	D206285322	0000000	0000000
CANNAN LOU	9/23/2005	D205286096	0000000	0000000
ANDERSON NIKKI R	12/17/2001	00153410000093	0015341	0000093
MANNEY LUKE W	11/28/2000	00146330000384	0014633	0000384
BETHANY HOMES INC	5/3/2000	00143330000314	0014333	0000314
FIRST NATIONAL BANK OF TEXAS	11/2/1999	00140890000337	0014089	0000337
MARQUISE HOMES INC	12/10/1996	00126240000905	0012624	0000905
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	\$357,884	\$75,000	\$432,884	\$399,299
2023	\$382,489	\$65,000	\$447,489	\$362,999
2022	\$271,005	\$65,000	\$336,005	\$329,999
2021	\$259,999	\$40,000	\$299,999	\$299,999
2020	\$271,396	\$40,000	\$311,396	\$311,396

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.