

LOCATION

Address: [4007 APPIAN WAY](#)
City: ARLINGTON
Georeference: 44720C-1-19
Subdivision: VILLAS OF TUSCANY
Neighborhood Code: 1L020G

Latitude: 32.7082791839
Longitude: -97.1675475633
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 19

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: 06889697

Site Name: VILLAS OF TUSCANY-1-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,823

Percent Complete: 100%

Land Sqft^{*}: 7,492

Land Acres^{*}: 0.1719

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:

DOUGLAS SUE A

Primary Owner Address:

4007 APPIAN WAY
 ARLINGTON, TX 76013-5685

Deed Date: 1/22/1997

Deed Volume: 0012651

Deed Page: 0000423

Instrument: 00126510000423

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONS CUSTOM HOMES	1/21/1997	00126510000414	0012651	0000414
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$316,721	\$75,000	\$391,721	\$360,324
2023	\$338,391	\$65,000	\$403,391	\$327,567
2022	\$240,370	\$65,000	\$305,370	\$297,788
2021	\$230,716	\$40,000	\$270,716	\$270,716
2020	\$231,838	\$40,000	\$271,838	\$265,960

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.