

LOCATION

Address: [4034 APPIAN WAY](#)

City: ARLINGTON

Georeference: 44720C-2-1

Subdivision: VILLAS OF TUSCANY

Neighborhood Code: 1L020G

Latitude: 32.7075717003

Longitude: -97.1672846449

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 2
Lot 1

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06889735

Site Name: VILLAS OF TUSCANY-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,072

Percent Complete: 100%

Land Sqft^{*}: 8,756

Land Acres^{*}: 0.2010

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:

MANN MICHELE S

MANN JOHN E

Primary Owner Address:

4034 APPIAN WAY

ARLINGTON, TX 76013

Deed Date: 5/30/2017

Deed Volume:

Deed Page:

Instrument: [D217122764](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURGDORF JOHN A	11/21/2014	D215173632		
BURGDORF JOHN A;BURGDORF RUTH EST	10/23/1997	00129580000211	0012958	0000211
DODSON JAMES M;DODSON STEPHEN P	1/5/1996	00122280000578	0012228	0000578
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	\$340,658	\$75,000	\$415,658	\$384,311
2023	\$363,826	\$65,000	\$428,826	\$349,374
2022	\$259,053	\$65,000	\$324,053	\$317,613
2021	\$248,739	\$40,000	\$288,739	\$288,739
2020	\$249,943	\$40,000	\$289,943	\$289,943

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)
- DISABLED VET 70 to 99 PCT 11.22

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.