

# Tarrant Appraisal District Property Information | PDF Account Number: 06889751

# LOCATION

### Address: 4030 APPIAN WAY

City: ARLINGTON Georeference: 44720C-2-3 Subdivision: VILLAS OF TUSCANY Neighborhood Code: 1L020G

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: VILLAS OF TUSCANY Block 2 Lot 3 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 Latitude: 32.7075586659 Longitude: -97.1677226896 TAD Map: 2102-376 MAPSCO: TAR-081Y



Site Number: 06889751 Site Name: VILLAS OF TUSCANY-2-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,189 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,492 Land Acres<sup>\*</sup>: 0.1719 Pool: Y

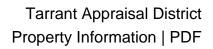
#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

Current Owner: KING MITZI S Primary Owner Address: 4030 APPIAN WAY ARLINGTON, TX 76013-5686

Deed Date: 6/10/2015 Deed Volume: Deed Page: Instrument: D215124435





Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'REAR ROBYN K	5/4/2009	D209122945	000000	0000000
MEEKS GAIL A	12/1/1997	00129970000130	0012997	0000130
HEMINGSFORDS HOMES	4/8/1996	00123280000611	0012328	0000611
BENSON DEVELOPMENT	1/1/1995	000000000000000000000000000000000000000	000000	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	\$371,482	\$75,000	\$446,482	\$359,246
2023	\$389,492	\$65,000	\$454,492	\$326,587
2022	\$231,897	\$65,000	\$296,897	\$296,897
2021	\$256,897	\$40,000	\$296,897	\$296,897
2020	\$262,000	\$40,000	\$302,000	\$301,601

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.