

LOCATION

Address: [4008 MELODY POND WAY](#)
City: ARLINGTON
Georeference: 44730M-47-20
Subdivision: VIRIDIAN VILLAGE 1B
Neighborhood Code: 3T020B

Latitude: 32.7990688051
Longitude: -97.0887264083
TAD Map: 2126-412
MAPSCO: TAR-069C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1B Block 47
Lot 20

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
VIRIDIAN MUNICIPAL MGMT DIST (420)
VIRIDIAN PID #1 (625)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41624718

Site Name: VIRIDIAN VILLAGE 1B-47-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,539

Percent Complete: 100%

Land Sqft^{*}: 7,230

Land Acres^{*}: 0.1659

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:

CIRACI KATHERINE
CIRACI VITO

Primary Owner Address:

4008 MELODY POND WAY
ARLINGTON, TX 76005

Deed Date: 1/3/2022

Deed Volume:

Deed Page:

Instrument: [D222009337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CULL JENNIFER MICHELLE;CULL WILLIAM SPENCER	9/24/2020	D220257307		
CULL JENNIFER MICHELLE	6/24/2014	D214137955	0000000	0000000
MHI PARTNERSHIP LTD	3/30/2013	D213080779	0000000	0000000
FMR LAND HOLDINGS LLC	3/29/2013	D213079449	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2012	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	\$630,105	\$103,380	\$733,485	\$733,485
2023	\$566,120	\$103,380	\$669,500	\$669,500
2022	\$492,734	\$103,389	\$596,123	\$596,123
2021	\$372,597	\$80,000	\$452,597	\$452,597
2020	\$356,803	\$80,000	\$436,803	\$436,803

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.