



**Address:** [4006 MELODY POND WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44730M-47-21  
**Subdivision:** VIRIDIAN VILLAGE 1B  
**Neighborhood Code:** 3T020B

**Latitude:** 32.7989963404  
**Longitude:** -97.0885354465  
**TAD Map:** 2126-412  
**MAPSCO:** TAR-069C



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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 1B Block 47  
Lot 21

**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:** GILL DENSON & COMPANY LLC (12107)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41624726

**Site Name:** VIRIDIAN VILLAGE 1B-47-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,305

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,971

**Land Acres<sup>\*</sup>:** 0.1829

**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

John P de Souza as Trustee of The Force Family Trust

**Primary Owner Address:**

835 E LAMAR BLVD SUITE 342  
ARLINGTON, TX 76011

**Deed Date:** 2/7/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220133631](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DE SOUZA ELIZABETH;DE SOUZA JOHN	5/28/2014	<a href="#">D214112175</a>	0000000	0000000
MHI PARTNERSHIP LTD	3/30/2013	<a href="#">D213080779</a>	0000000	0000000
FMR LAND HOLDINGS LLC	3/29/2013	<a href="#">D213079449</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$447,236	\$107,826	\$555,062	\$525,867
2023	\$453,836	\$107,826	\$561,662	\$478,061
2022	\$355,695	\$107,848	\$463,543	\$434,601
2021	\$315,092	\$80,000	\$395,092	\$395,092
2020	\$289,908	\$80,000	\$369,908	\$369,908

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.