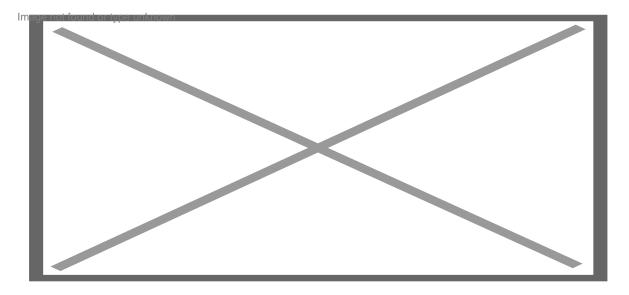


# Tarrant Appraisal District Property Information | PDF Account Number: 41624734

Address: 4004 MELODY POND WAY City: ARLINGTON

Georeference: 44730M-47-22 Subdivision: VIRIDIAN VILLAGE 1B Neighborhood Code: 3T020B Latitude: 32.798990651 Longitude: -97.0883472563 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 22

#### 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: 2013 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41624734 Site Name: VIRIDIAN VILLAGE 1B-47-22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size\*\*\*\*: 2,316 Percent Complete: 100% Land Sqft\*: 6,141 Land Acres\*: 0.1409 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: HORTON BONNIE L HORTON EDWINA

Primary Owner Address: 2220 WESTCREEK LN APT 925 HOUSTON, TX 77027 Deed Date: 7/18/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214153535

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	6/25/2013	D213165705	000000	0000000
HC LOBF ARLINGTON LLC	1/1/2012	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	\$450,939	\$96,846	\$547,785	\$547,785
2023	\$453,002	\$96,846	\$549,848	\$549,848
2022	\$355,173	\$96,844	\$452,017	\$452,017
2021	\$300,136	\$80,000	\$380,136	\$380,136
2020	\$288,527	\$80,000	\$368,527	\$368,527

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**

#### There are no exemptions for this property

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.