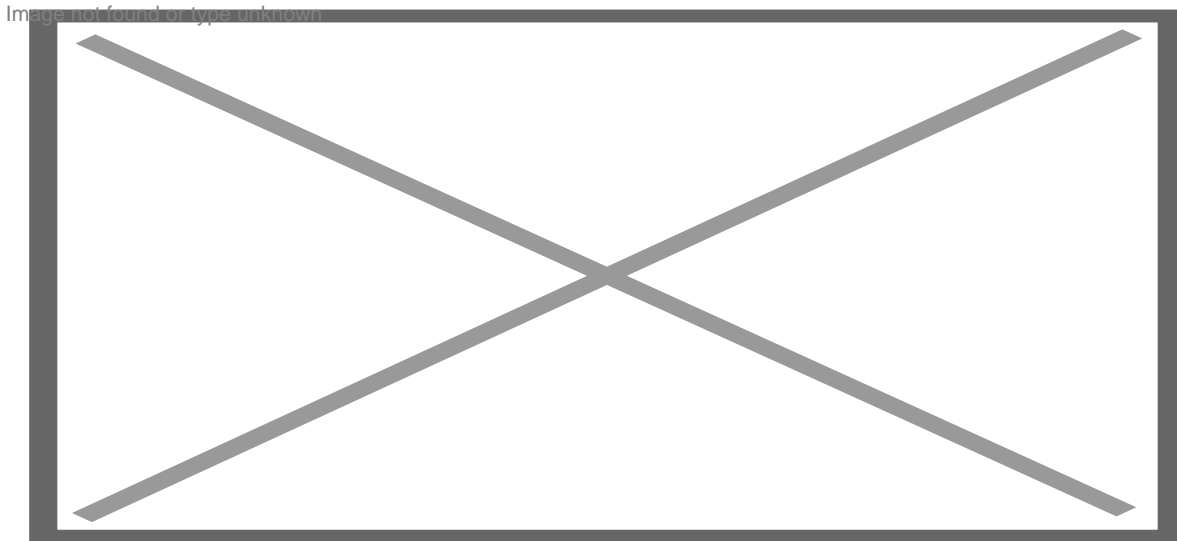




Address: [4030 MELODY POND WAY](#) **Latitude:** 00000000000000000000000000000000
City: ARLINGTON **Longitude:** 00000000000000000000000000000000
Georeference: 44730M-49-2R1 **TAD Map:**
Subdivision: VIRIDIAN VILLAGE 1B **MAPSCO:** TAR-069C
Neighborhood Code: 3T020B



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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1B Block 49
Lot 2R1 PER PLAT D214148907

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: 141731964

Site Name: VIRIDIAN VILLAGE 1B Block 49 Lot 2R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,588

Percent Complete: 100%

Land Sqft^{*}: 7,448

Land Acres^{*}: 0.1700

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:

CHRISTOPHER CHARLES A
CHRISTOPHER PRISCILLA

Deed Date: 4/7/2021

Deed Volume:

Deed Page:

Instrument: [D221095740](#)

Primary Owner Address:

4030 MELODY POND WAY
ARLINGTON, TX 76005

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS RONALD E	5/18/2018	D221095739		
WILLIAMS BARBARA;WILLIAMS RONALD E	12/19/2014	D214279769		
DARLING HOMES OF TEXAS LLC	1/1/2014	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	\$427,242	\$104,688	\$531,930	\$531,930
2023	\$482,603	\$104,688	\$587,291	\$529,210
2022	\$376,381	\$104,719	\$481,100	\$481,100
2021	\$332,412	\$45,000	\$377,412	\$377,412
2020	\$305,044	\$45,000	\$350,044	\$350,044

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.