



Address: [4028 MELODY POND WAY](#)
City: ARLINGTON
Georeference: 44730M-49-3R1
Subdivision: VIRIDIAN VILLAGE 1B
Neighborhood Code: 3T020B

Latitude: 32.8004399127
Longitude: -97.0883345435
TAD Map:
MAPSCO: TAR-069C



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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1B Block 49
Lot 3R1 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: 141731972

Site Name: VIRIDIAN VILLAGE 1B Block 49 Lot 3R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,608

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1590

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:

PRAST BRANDON MICHAEL
PRAST AIMEE DANIELLE

Deed Date: 12/18/2014

Deed Volume:

Deed Page:

Instrument: [D214279461](#)

Primary Owner Address:

4028 MELODY POND WAY
ARLINGTON, TX 76005

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DARLING HOMES OF TEXAS LLC	1/1/2014	000000000000000	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	\$489,487	\$101,814	\$591,301	\$538,561
2023	\$491,717	\$101,814	\$593,531	\$489,601
2022	\$384,791	\$101,817	\$486,608	\$445,092
2021	\$324,629	\$80,000	\$404,629	\$404,629
2020	\$311,280	\$80,000	\$391,280	\$391,280

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.