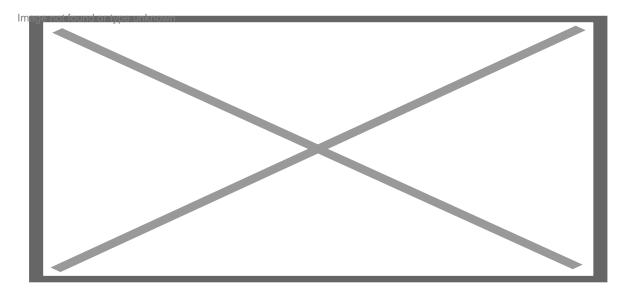


Tarrant Appraisal District Property Information | PDF Account Number: 42223685

Address: <u>4304 MEADOW HAWK DR</u> City: ARLINGTON Georeference: 44731D-4-24 Subdivision: VIRIDIAN VILLAGE 2A Neighborhood Code: 3T020E Latitude: 32.8057877472 Longitude: -97.0826289236 TAD Map: 2120-412 MAPSCO: TAR-055Z





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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 2A Block 4 Lot 24

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: 2017 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800020108 Site Name: VIRIDIAN VILLAGE 2A 4 24 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,648 Percent Complete: 100% Land Sqft*: 4,312 Land Acres*: 0.0990 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:

WATTS TERRANCE HUGHES WATTS JENA CHANEL

Primary Owner Address: 4304 MEADOW HAWK DR ARLINGTON, TX 76005 Deed Date: 4/14/2021 Deed Volume: Deed Page: Instrument: D221104539

Previous	s Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS JEN	NIFER B	10/30/2017	D217257976		
WEEKLEY I	HOMES LLC	12/29/2016	D217024581		

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	\$469,384	\$77,616	\$547,000	\$516,971
2023	\$466,078	\$77,616	\$543,694	\$469,974
2022	\$349,633	\$77,616	\$427,249	\$427,249
2021	\$311,485	\$80,000	\$391,485	\$391,485
2020	\$311,485	\$80,000	\$391,485	\$391,485

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.