



**Address:** [440 WESTVIEW TERR](#)  
**City:** ARLINGTON  
**Georeference:** 880C--38-30  
**Subdivision:** ARLINGTON DOWNS TOWNHOUSES  
**Neighborhood Code:** A1A010J

**Latitude:** 32.7327528445  
**Longitude:** -97.1360611509  
**TAD Map:** 2108-384  
**MAPSCO:** TAR-082K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARLINGTON DOWNS  
TOWNHOUSES Lot SE22' 38, NW4' 39 & PT 130 &  
.007752 LOT 130 COMMON AREA

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$265,932

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00061433

**Site Name:** ARLINGTON DOWNS TOWNHOUSES-38-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,872

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,820

**Land Acres<sup>\*</sup>:** 0.0417

**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:**

MANOR MELANIE P

**Primary Owner Address:**

440 WESTVIEW TERR  
ARLINGTON, TX 76013

**Deed Date:** 12/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217002389](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVANS LINDA M;EVANS SCOTT E	4/13/2001	00148370000352	0014837	0000352
BENDER HESTER H	12/31/1900	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 <sup>+</sup>
2025	\$225,932	\$40,000	\$265,932	\$265,932
2024	\$225,932	\$40,000	\$265,932	\$254,910
2023	\$206,973	\$40,000	\$246,973	\$231,736
2022	\$191,170	\$25,000	\$216,170	\$210,669
2021	\$166,517	\$25,000	\$191,517	\$191,517
2020	\$172,774	\$25,000	\$197,774	\$197,774

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.