



Address: [4039 APPIAN WAY](#)
City: ARLINGTON
Georeference: 44720C-1-4
Subdivision: VILLAS OF TUSCANY
Neighborhood Code: 1L020G

Latitude: 32.7073612627
Longitude: -97.1668135134
TAD Map: 2102-376
MAPSCO: TAR-081Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAS OF TUSCANY Block 1
Lot 4

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)
State Code: A
Year Built: 1996
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06889522
Site Name: VILLAS OF TUSCANY-1-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,073
Percent Complete: 100%
Land Sqft^{*}: 10,607
Land Acres^{*}: 0.2435
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:
GREER PAUL E
Primary Owner Address:
2880 W PIONEER PKWY STE A
ARLINGTON, TX 76013

Deed Date: 9/25/2018
Deed Volume:
Deed Page:
Instrument: [D218213670](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DODSON JERRY	10/11/1996	00125480000701	0012548	0000701
GRAMMER PATRICIA F	8/16/1996	00124920001959	0012492	0001959
BENSON DEVELOPMENT	1/1/1995	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	\$280,000	\$75,000	\$355,000	\$355,000
2024	\$280,000	\$75,000	\$355,000	\$355,000
2023	\$359,586	\$65,000	\$424,586	\$345,579
2022	\$255,813	\$65,000	\$320,813	\$314,163
2021	\$245,603	\$40,000	\$285,603	\$285,603
2020	\$246,804	\$40,000	\$286,804	\$286,804

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.