



Address: [4005 APPIAN WAY](#)
City: ARLINGTON
Georeference: 44720C-1-20
Subdivision: VILLAS OF TUSCANY
Neighborhood Code: 1L020G

Latitude: 32.70828968
Longitude: -97.1673366749
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 20

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

Notice Sent Date: 4/15/2025

Notice Value: \$424,021

Protest Deadline Date: 5/24/2024

Site Number: 06889700

Site Name: VILLAS OF TUSCANY-1-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,361

Percent Complete: 100%

Land Sqft^{*}: 7,449

Land Acres^{*}: 0.1710

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:

BARRON STEPHEN SHAWN

Primary Owner Address:

4005 APPIAN WAY
ARLINGTON, TX 76013

Deed Date: 5/3/2019

Deed Volume:

Deed Page:

Instrument: [D219101166](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CURRY ANN J	12/13/2002	000000000000000	0000000	0000000
CURRY ANN J;CURRY ROBERT L EST	9/25/1996	00125350001896	0012535	0001896
NATIONS CUST HOMES INC	3/29/1996	00123290001562	0012329	0001562
BENSON DEVELOPMENT	1/1/1995	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	\$349,021	\$75,000	\$424,021	\$424,021
2024	\$349,021	\$75,000	\$424,021	\$390,650
2023	\$373,081	\$65,000	\$438,081	\$355,136
2022	\$264,228	\$65,000	\$329,228	\$322,851
2021	\$253,501	\$40,000	\$293,501	\$293,501
2020	\$254,740	\$40,000	\$294,740	\$294,740

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.