



Address: [4001 APPIAN WAY](#)
City: ARLINGTON
Georeference: 44720C-1-22
Subdivision: VILLAS OF TUSCANY
Neighborhood Code: 1L020G

Latitude: 32.7084178749
Longitude: -97.1668910433
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 22

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$420,386

Protest Deadline Date: 5/24/2024

Site Number: 06889727

Site Name: VILLAS OF TUSCANY-1-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,085

Percent Complete: 100%

Land Sqft^{*}: 10,019

Land Acres^{*}: 0.2300

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:

RYDELL ROBERT B
RYDELL SHERYL

Primary Owner Address:

4001 APPIAN WAY
ARLINGTON, TX 76013-5685

Deed Date: 4/6/2017

Deed Volume:

Deed Page:

Instrument: [D217076478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH SHAUNNA K	11/15/2005	000000000000000	0000000	0000000
HAILEY SHAUNNA K	7/20/2004	D204228843	0000000	0000000
FOWLER LEDDY H;FOWLER ROBERT W	8/14/2001	00150920000412	0015092	0000412
MARANATHA CONST CO	3/5/2001	00147790000157	0014779	0000157
FIRST NATIONAL BANK OF TEXAS	11/2/1999	00140890000337	0014089	0000337
MARQUISE HOMES INC	12/20/1996	00126240000905	0012624	0000905
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	\$345,386	\$75,000	\$420,386	\$420,386
2024	\$345,386	\$75,000	\$420,386	\$388,369
2023	\$368,926	\$65,000	\$433,926	\$353,063
2022	\$262,305	\$65,000	\$327,305	\$320,966
2021	\$251,787	\$40,000	\$291,787	\$291,787
2020	\$252,989	\$40,000	\$292,989	\$292,989

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.