



Address: [4030 APPIAN WAY](#)
City: ARLINGTON
Georeference: 44720C-2-3
Subdivision: VILLAS OF TUSCANY
Neighborhood Code: 1L020G

Latitude: 32.7075586659
Longitude: -97.1677226896
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 2
Lot 3

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: \$446,482

Protest Deadline Date: 5/24/2024

Site Number: 06889751

Site Name: VILLAS OF TUSCANY-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,189

Percent Complete: 100%

Land Sqft^{*}: 7,492

Land Acres^{*}: 0.1719

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KING MITZI S

Primary Owner Address:

4030 APPIAN WAY
ARLINGTON, TX 76013-5686

Deed Date: 6/10/2015

Deed Volume:

Deed Page:

Instrument: [D215124435](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'REAR ROBYN K	5/4/2009	D209122945	0000000	0000000
MEEKS GAIL A	12/1/1997	00129970000130	0012997	0000130
HEMINGSFORDS HOMES	4/8/1996	00123280000611	0012328	0000611
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	\$371,482	\$75,000	\$446,482	\$395,171
2024	\$371,482	\$75,000	\$446,482	\$359,246
2023	\$389,492	\$65,000	\$454,492	\$326,587
2022	\$231,897	\$65,000	\$296,897	\$296,897
2021	\$256,897	\$40,000	\$296,897	\$296,897
2020	\$262,000	\$40,000	\$302,000	\$301,601

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.