



Address: [4010 APPIAN WAY](#)
City: ARLINGTON
Georeference: 44720C-2-5
Subdivision: VILLAS OF TUSCANY
Neighborhood Code: 1L020G

Latitude: 32.7078643438
Longitude: -97.167949597
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 5

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: \$400,000

Protest Deadline Date: 5/24/2024

Site Number: 06889786

Site Name: VILLAS OF TUSCANY-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,067

Percent Complete: 100%

Land Sqft^{*}: 8,451

Land Acres^{*}: 0.1940

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:

GIBSON MELINDA R

Primary Owner Address:

4010 APPLAN WAY
ARLINGTON, TX 76013

Deed Date: 9/30/2021

Deed Volume:

Deed Page:

Instrument: [D221286158](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEIR DOUGLAS	8/9/2020	142-20-135568		
WEIR NANCY LYNNETTE EST	2/15/2007	D207073314	0000000	0000000
WEIR DOUGLAS W;WEIR NANCY L	9/14/1998	00134270000019	0013427	0000019
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	\$325,000	\$75,000	\$400,000	\$400,000
2024	\$325,000	\$75,000	\$400,000	\$385,636
2023	\$357,348	\$65,000	\$422,348	\$350,578
2022	\$253,707	\$65,000	\$318,707	\$318,707
2021	\$243,501	\$40,000	\$283,501	\$283,501
2020	\$244,692	\$40,000	\$284,692	\$277,551

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.