



Address: [4006 MELODY POND WAY](#)
City: ARLINGTON
Georeference: 44730M-47-21
Subdivision: VIRIDIAN VILLAGE 1B
Neighborhood Code: 3T020B

Latitude: 32.7989963404
Longitude: -97.0885354465
TAD Map: 2126-412
MAPSCO: TAR-069C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1B Block 47
Lot 21

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
VIRIDIAN MUNICIPAL MGMT DIST (420)
VIRIDIAN PID #1 (625)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: GILL DENSON & COMPANY LLC (12107)

Notice Sent Date: 4/15/2025

Notice Value: \$555,062

Protest Deadline Date: 5/24/2024

Site Number: 41624726

Site Name: VIRIDIAN VILLAGE 1B-47-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,305

Percent Complete: 100%

Land Sqft* : 7,971

Land Acres* : 0.1829

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:

John P de Souza as Trustee of The Force Family Trust

Primary Owner Address:

835 E LAMAR BLVD SUITE 342
ARLINGTON, TX 76011

Deed Date: 2/7/2020

Deed Volume:

Deed Page:

Instrument: [D220133631](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DE SOUZA ELIZABETH;DE SOUZA JOHN	5/28/2014	D214112175	0000000	0000000
MHI PARTNERSHIP LTD	3/30/2013	D213080779	0000000	0000000
FMR LAND HOLDINGS LLC	3/29/2013	D213079449	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2012	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	\$407,174	\$107,826	\$515,000	\$515,000
2024	\$447,236	\$107,826	\$555,062	\$525,867
2023	\$453,836	\$107,826	\$561,662	\$478,061
2022	\$355,695	\$107,848	\$463,543	\$434,601
2021	\$315,092	\$80,000	\$395,092	\$395,092
2020	\$289,908	\$80,000	\$369,908	\$369,908

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.