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Address: [4000 MELODY POND WAY](#)
City: ARLINGTON
Georeference: 44730M-47-24
Subdivision: VIRIDIAN VILLAGE 1B
Neighborhood Code: 3T020B

Latitude: 32.7989867671
Longitude: -97.0879949862
TAD Map: 2126-412
MAPSCO: TAR-069C



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

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1B Block 47
Lot 24

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$624,000

Protest Deadline Date: 5/24/2024

Site Number: 41624750

Site Name: VIRIDIAN VILLAGE 1B-47-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,363

Percent Complete: 100%

Land Sqft* : 8,102

Land Acres* : 0.1859

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:

KARIM SABIT
KARIM NILANJANA

Primary Owner Address:
4000 MELODY POND WAY
ARLINGTON, TX 76005

Deed Date: 5/7/2014

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D214093497](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	6/25/2013	D213165705	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	\$515,388	\$108,612	\$624,000	\$624,000
2024	\$515,388	\$108,612	\$624,000	\$599,535
2023	\$545,388	\$108,612	\$654,000	\$517,990
2022	\$362,252	\$108,648	\$470,900	\$470,900
2021	\$390,900	\$80,000	\$470,900	\$467,500
2020	\$345,000	\$80,000	\$425,000	\$425,000

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.