



Address: [4016 SHADY FORGE TR](#)
City: ARLINGTON
Georeference: 44730R-53-6
Subdivision: VIRIDIAN VILLAGE 1E1A
Neighborhood Code: 3T020B

Latitude: 32.8001483082
Longitude: -97.0901372375
TAD Map:
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 1E1A Block
53 Lot 6 PER PLAT D214136088

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$670,000

Protest Deadline Date: 5/24/2024

Site Number: 141729897

Site Name: VIRIDIAN VILLAGE 1E1A Block 53 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,297

Percent Complete: 100%

Land Sqft^{*}: 10,410

Land Acres^{*}: 0.2380

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:

GRACE-MESSINA FAMILY TRUST

Primary Owner Address:

4016 SHADY FORGE TRL
ARLINGTON, TX 76005

Deed Date: 9/30/2022

Deed Volume:

Deed Page:

Instrument: [D222246949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRACE MICHAEL JOHN;MESSINA COURTNEY LYNN	12/18/2020	D220336869		
HILTY JUSTIN C	10/20/2015	D215239039		
K HOVANANIAN HOMES-DFW LLC	7/21/2014	D214156155	0000000	0000000
HC LOBF ARLINGTON LLC	1/1/2014	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	\$547,540	\$122,460	\$670,000	\$670,000
2024	\$547,540	\$122,460	\$670,000	\$623,150
2023	\$537,540	\$122,460	\$660,000	\$566,500
2022	\$392,578	\$122,422	\$515,000	\$515,000
2021	\$390,000	\$125,000	\$515,000	\$515,000
2020	\$373,943	\$125,000	\$498,943	\$498,943

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.