



**Address:** [4221 BRIAR ROSE WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44731S-55-22  
**Subdivision:** VIRIDIAN VILLAGE 1E-3  
**Neighborhood Code:** 3T020B

**Latitude:** 32.8041464827  
**Longitude:** -97.0893505856  
**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 1E-3 Block  
55 Lot 22

**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:** 2017

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800011533

**Site Name:** VIRIDIAN VILLAGE 1E-3 55 22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,773

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,365

**Land Acres<sup>\*</sup>:** 0.2150

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

LANCASTER DUSTIN  
CLAWSON SHANNA RENAE

**Primary Owner Address:**

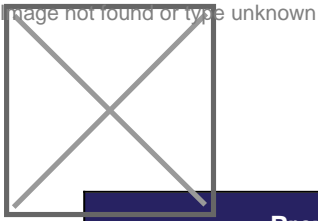
4221 BRIAR ROSE WAY  
ARLINGTON, TX 76005

**Deed Date:** 7/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222169638](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENDERSON JAMES B;HENDERSON LINDA	12/22/2016	<a href="#">D216299390</a>		
K HOVNAIAN HOMES-DFW LLC	5/27/2016	<a href="#">D216119069</a>		

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 <sup>+</sup>
2025	\$457,517	\$116,190	\$573,707	\$573,707
2024	\$457,517	\$116,190	\$573,707	\$573,707
2023	\$528,318	\$116,190	\$644,508	\$644,508
2022	\$370,921	\$116,220	\$487,141	\$448,389
2021	\$327,626	\$80,000	\$407,626	\$407,626
2020	\$297,753	\$80,000	\$377,753	\$377,753

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.