



**Address:** [4506 SAPPHIRE FALLS WAY](#)  
**City:** ARLINGTON  
**Georeference:** 44731D-7-9  
**Subdivision:** VIRIDIAN VILLAGE 2A  
**Neighborhood Code:** 3T020E

**Latitude:** 32.8096674818  
**Longitude:** -97.0807556088  
**TAD Map:** 2120-412  
**MAPSCO:** TAR-055Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 2A Block 7  
Lot 9

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$498,000

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

**Site Number:** 800020119

**Site Name:** VIRIDIAN VILLAGE 2A 7 9

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

**Parcels:** 1

**Approximate Size+++:** 1,849

**Percent Complete:** 100%

**Land Sqft\*** : 4,922

**Land Acres\*** : 0.1130

**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:**

POUDEL DARSHAN  
POUIPHANVONGXAY MARISA

**Primary Owner Address:**

4506 SAPPHIRE FALLS WAY  
ARLINGTON, TX 76013

**Deed Date:** 12/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224225726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLAPPER CHRISTINA;KLAPPER GARRETT A	3/29/2019	<a href="#">D219064100</a>		
HIGHLAND HOMES-DALLAS LLC	4/20/2018	<a href="#">D218084282</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	\$409,404	\$88,596	\$498,000	\$498,000
2024	\$409,404	\$88,596	\$498,000	\$452,540
2023	\$414,748	\$88,596	\$503,344	\$411,400
2022	\$314,229	\$88,596	\$402,825	\$374,000
2021	\$260,000	\$80,000	\$340,000	\$340,000
2020	\$260,000	\$80,000	\$340,000	\$340,000

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.