



**Address:** [2039 SPOTTED FAWN DR](#)  
**City:** ARLINGTON  
**Georeference:** 44731N-19-39  
**Subdivision:** VIRIDIAN VILLAGE 3B  
**Neighborhood Code:** 3T020L

**Latitude:** 32.8140204452  
**Longitude:** -97.0728424749  
**TAD Map:** 2132-416  
**MAPSCO:** TAR-056S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 3B Block 19  
Lot 39

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800070517

**Site Name:** VIRIDIAN VILLAGE 3B Block 19 Lot 39

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,853

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,833

**Land Acres<sup>\*</sup>:** 0.0880

**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:**

PATTERSON MELANIE RENEE

**Primary Owner Address:**

2039 SPOTTED FAWN DR  
ARLINGTON, TX 76005

**Deed Date:** 4/7/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223058752](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	4/7/2023	<a href="#">D223058751</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	3/28/2022	<a href="#">D222084335</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	\$331,006	\$68,994	\$400,000	\$400,000
2024	\$344,006	\$68,994	\$413,000	\$413,000
2023	\$275,006	\$68,994	\$344,000	\$344,000
2022	\$0	\$48,296	\$48,296	\$48,296
0	\$0	\$0	\$0	\$0

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.