



Address: [1852 MELISSA ST](#)
City: ARLINGTON
Georeference: 18110-22-16
Subdivision: HIGHLAND PARK ADDITION-ARLNGTN
Neighborhood Code: 1C010D

Latitude: 32.7325622884
Longitude: -97.0804096655
TAD Map: 2126-384
MAPSCO: TAR-083M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHLAND PARK ADDITION-
ARLNGTN Block 22 Lot 16

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$240,897

Protest Deadline Date: 5/24/2024

Site Number: 01250183

Site Name: HIGHLAND PARK ADDITION-ARLNGTN-22-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,443

Percent Complete: 100%

Land Sqft^{*}: 8,482

Land Acres^{*}: 0.1947

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:

ALDANA GUSTAVO

Primary Owner Address:

1852 MELISSA ST
ARLINGTON, TX 76010-2105

Deed Date: 8/6/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204260569](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICKEL CAROL SUE	3/14/1986	000000000000000	0000000	0000000
BLAIN CAROL SUE	12/31/1900	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	\$200,897	\$40,000	\$240,897	\$178,712
2024	\$200,897	\$40,000	\$240,897	\$162,465
2023	\$172,833	\$40,000	\$212,833	\$147,695
2022	\$158,698	\$30,000	\$188,698	\$134,268
2021	\$139,428	\$30,000	\$169,428	\$122,062
2020	\$116,754	\$30,000	\$146,754	\$110,965

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.