



**Address:** [708 MELBOURNE DR](#)  
**City:** ARLINGTON  
**Georeference:** 44520-1-15  
**Subdivision:** VANCOUVER PLACE ADDITION  
**Neighborhood Code:** 1X030D

**Latitude:** 32.7546934326  
**Longitude:** -97.1162505051  
**TAD Map:** 2114-392  
**MAPSCO:** TAR-068Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VANCOUVER PLACE ADDITION  
Block 1 Lot 15

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$240,661

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

**Site Number:** 03248984

**Site Name:** VANCOUVER PLACE ADDITION-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,253

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,868

**Land Acres<sup>\*</sup>:** 0.1576

**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:**

LONIDIER PHILIP

**Primary Owner Address:**

708 MELBOURNE DR  
ARLINGTON, TX 76012

**Deed Date:** 1/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220023322](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON RONALD T.	11/14/2017	<a href="#">D217265493</a>		
BELLA VITA REAL ESTATE LLC	7/29/2017	<a href="#">D217176340</a>		
HEB HOMES LLC	7/28/2017	<a href="#">D217175465</a>		
GEFFRE FLORIEN;GEFFRE HERBERT	2/26/1998	00130990000206	0013099	0000206
EMANIS DONNA;EMANIS RUSSELL B	10/6/1997	00129520000205	0012952	0000205
KNAVEL JAMES M JR	12/20/1988	00094690001458	0009469	0001458
HARPER MOLLY ANN	8/6/1987	00090490000913	0009049	0000913
HARPER JAMES LELAND	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$205,661	\$35,000	\$240,661	\$229,864
2024	\$205,661	\$35,000	\$240,661	\$208,967
2023	\$207,449	\$35,000	\$242,449	\$189,970
2022	\$197,877	\$35,000	\$232,877	\$172,700
2021	\$122,000	\$35,000	\$157,000	\$157,000
2020	\$122,000	\$35,000	\$157,000	\$157,000

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.