



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⁺⁺⁺: 1,253
Percent Complete: 100%
Land Sqft^{*}: 6,868
Land Acres^{*}: 0.1576
Pool: N

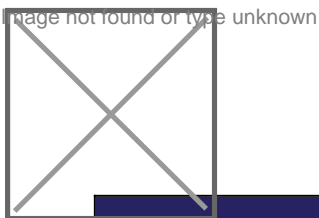
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
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	D217265493		
BELLA VITA REAL ESTATE LLC	7/29/2017	D217176340		
HEB HOMES LLC	7/28/2017	D217175465		
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 ⁺
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.