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Address: [1405 VANCOUVER DR](#)
City: ARLINGTON
Georeference: 44520-2-10
Subdivision: VANCOUVER PLACE ADDITION
Neighborhood Code: 1X030D

Latitude: 32.7555045293
Longitude: -97.1160413335
TAD Map: 2114-396
MAPSCO: TAR-068Z



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

PROPERTY DATA

Legal Description: VANCOUVER PLACE ADDITION
Block 2 Lot 10

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

Protest Deadline Date: 5/24/2024

Site Number: 03249271

Site Name: VANCOUVER PLACE ADDITION-2-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,145

Percent Complete: 100%

Land Sqft^{*}: 7,526

Land Acres^{*}: 0.1727

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:

MELO JUAN M

MELO ROSA M

Primary Owner Address:

1405 VANCOUVER DR
ARLINGTON, TX 76012-2612

Deed Date: 7/30/1996

Deed Volume: 0012462

Deed Page: 0002055

Instrument: 00124620002055

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHMOND BRIAN T;RICHMOND KELLY	11/4/1988	00094270001931	0009427	0001931
PRICE KENNETH R	7/9/1984	00078840001056	0007884	0001056
YVONNE NEWTON	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	\$193,918	\$35,000	\$228,918	\$228,918
2024	\$193,918	\$35,000	\$228,918	\$228,918
2023	\$195,603	\$35,000	\$230,603	\$230,603
2022	\$186,608	\$35,000	\$221,608	\$221,608
2021	\$119,918	\$35,000	\$154,918	\$154,918
2020	\$120,934	\$35,000	\$155,934	\$155,934

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

There are no exemptions for this property

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.