

Year Built: 1977 Personal Property Account: N/A

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

Legal Description: VILLAGE GLEN ESTATES

Agent: PROPERTY TAX PROTEST (00795) Protest Deadline Date: 5/24/2024

+++ Rounded.

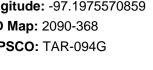
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: RUCKER DYLAN SHANE RUCKER APRIL JEAN

Primary Owner Address: 5900 MELSTONE DR ARLINGTON, TX 76016

Latitude: 32.688333213 Longitude: -97.1975570859 **TAD Map: 2090-368** MAPSCO: TAR-094G



TELAS RESIDENCE

Site Number: 03272648 Site Name: VILLAGE GLEN ESTATES ADDITION-2-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,752 Percent Complete: 100% Land Sqft*: 9,000 Land Acres^{*}: 0.2066 Pool: N

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Address: 5900 MELSTONE DR

Subdivision: VILLAGE GLEN ESTATES ADDITION

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

Georeference: 44705-2-12

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PROPERTY DATA

ADDITION Block 2 Lot 12

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

ARLINGTON ISD (901)

Jurisdictions:

State Code: A

Neighborhood Code: 1L070E



City: ARLINGTON

Deed Date: 6/25/2019 **Deed Volume: Deed Page:** Instrument: D219138518

Tarrant Appraisal District Property Information | PDF Account Number: 03272648

Previous Own	ers Dat	e Instrumen	t Deed Volume	e Deed Page
WOOD SHIRLEY A		0000000000	000 000000	0000000
NELSON SHIRLEY A	1/22/20	D09 <u>D209025154</u>	0000000	0000000
CARRANZA ARMANDO;CARRANZA VIRGNIA		D06 <u>D206284963</u>	0000000	0000000
NEINAST JAMES D		97 00128620000	173 0012862	0000173
MATTHEWS LAWRENCE E		97 00127940000	076 0012794	0000076
MCBRIDE THOMAS WAYNE		1900 00090630000	989 0009063	0000989

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$200,042	\$58,000	\$258,042	\$258,042
2024	\$215,212	\$58,000	\$273,212	\$273,212
2023	\$233,793	\$50,000	\$283,793	\$268,569
2022	\$201,692	\$50,000	\$251,692	\$244,154
2021	\$176,958	\$45,000	\$221,958	\$221,958
2020	\$161,189	\$45,000	\$206,189	\$206,189

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.