



**Address:** [5520 ROYAL MEADOW LN](#)  
**City:** ARLINGTON  
**Georeference:** 46503H-6-25R  
**Subdivision:** WHISPERING MEADOW 2ND INC ADDN  
**Neighborhood Code:** 1M030C

**Latitude:** 32.6564508088  
**Longitude:** -97.1270852349  
**TAD Map:** 2114-360  
**MAPSCO:** TAR-096Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WHISPERING MEADOW 2ND  
INC ADDN Block 6 Lot 25R

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$277,847

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

**Site Number:** 06361382

**Site Name:** WHISPERING MEADOW 2ND INC ADDN-6-25R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,566

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,162

**Land Acres<sup>\*</sup>:** 0.1414

**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:**

MELTON THOMAS  
MELTON WANDA

**Primary Owner Address:**

5520 ROYAL MEADOW LN  
ARLINGTON, TX 76017

**Deed Date:** 1/25/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217026108](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBINETTE DANIELLE NICOLE	11/13/2011	<a href="#">D211294374</a>	0000000	0000000
ROBINETTE DANIELLE N	8/7/2007	<a href="#">D207286261</a>	0000000	0000000
BRUNDAGE C;BRUNDAGE MICHAEL	7/26/2005	<a href="#">D205243754</a>	0000000	0000000
FIOLA ERIN N;FIOLA ROBERT W	10/20/1998	00134870000137	0013487	0000137
RENALDO MICHAEL K;RENALDO SHERI	3/21/1994	00115110000951	0011511	0000951
HISTORY MAKER INC	8/5/1993	00112040001115	0011204	0001115
MITCHELL B N	6/15/1992	00106910001479	0010691	0001479
DRESDNER ENTERPRISES INC	4/25/1990	00099120002000	0009912	0002000
BRIGHT BANC SAVINGS ASSN	1/1/1989	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	\$222,847	\$55,000	\$277,847	\$277,847
2024	\$222,847	\$55,000	\$277,847	\$263,711
2023	\$219,398	\$55,000	\$274,398	\$239,737
2022	\$207,719	\$40,000	\$247,719	\$217,943
2021	\$167,459	\$40,000	\$207,459	\$198,130
2020	\$140,118	\$40,000	\$180,118	\$180,118

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)
- DISABLED VET 70 to 99 PCT 11.22

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.