



Address: [5104 MELIA DR](#)
City: ARLINGTON
Georeference: 25723-1-15
Subdivision: MELIA RANCH
Neighborhood Code: 1L110H

Latitude: 32.6311547555
Longitude: -97.1904964402
TAD Map:
MAPSCO: TAR-108M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MELIA RANCH Block 1 Lot 15
PER PLAT D214012027

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNEDALE ISD (914)

State Code: A
Year Built: 2016
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 141703618
Site Name: MELIA RANCH Block 1 Lot 15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,886
Percent Complete: 100%
Land Sqft^{*}: 10,368
Land Acres^{*}: 0.2380
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:
WELLMAN JARED C
WELLMAN AMANDA K
Primary Owner Address:
5104 MELIA DR
ARLINGTON, TX 76001-3116

Deed Date: 6/1/2017
Deed Volume:
Deed Page:
Instrument: [D217127187](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	5/27/2015	D215113608		
MELIA RANCH DEVELOPMENT LLC	1/1/2014	0000000000000000	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	\$378,175	\$75,000	\$453,175	\$453,175
2024	\$378,175	\$75,000	\$453,175	\$453,175
2023	\$369,366	\$80,000	\$449,366	\$417,658
2022	\$299,689	\$80,000	\$379,689	\$379,689
2021	\$276,723	\$70,000	\$346,723	\$346,723
2020	\$255,000	\$70,000	\$325,000	\$325,000

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.