



Address: [6925 COSTA DEL SOL CT](#)
City: ARLINGTON
Georeference: 25723-1-20
Subdivision: MELIA RANCH
Neighborhood Code: 1L110H

Latitude: 32.6307541762
Longitude: -97.189255986
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 20
PER PLAT D214012027

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

State Code: A
Year Built: 2018
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 141703669
Site Name: MELIA RANCH Block 1 Lot 20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,850
Percent Complete: 100%
Land Sqft^{*}: 11,979
Land Acres^{*}: 0.2750
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BYARS TIMOTHY S
BYARS ALEXANDRA R
Primary Owner Address:
6925 COSTA DEL SOL CT
ARLINGTON, TX 76001

Deed Date: 7/18/2019
Deed Volume:
Deed Page:
Instrument: [D219158410](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A R A F INC	4/28/2015	D215096599		
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	\$415,065	\$75,000	\$490,065	\$490,065
2024	\$415,065	\$75,000	\$490,065	\$490,065
2023	\$400,958	\$80,000	\$480,958	\$467,150
2022	\$344,682	\$80,000	\$424,682	\$424,682
2021	\$331,829	\$70,000	\$401,829	\$401,829
2020	\$291,078	\$70,000	\$361,078	\$361,078

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.