



**Address:** [6909 COSTA DEL SOL CT](#)  
**City:** ARLINGTON  
**Georeference:** 25723-1-27  
**Subdivision:** MELIA RANCH  
**Neighborhood Code:** 1L110H

**Latitude:** 32.6321332899  
**Longitude:** -97.1891726978  
**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 27  
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:** 2015

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$452,680

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

**Site Number:** 141703731

**Site Name:** MELIA RANCH Block 1 Lot 27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,321

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,063

**Land Acres<sup>\*</sup>:** 0.2310

**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:**

SALAZAR JESUS MIGUEL

**Primary Owner Address:**

6909 COSTA DEL SOL CT  
ARLINGTON, TX 76060

**Deed Date:** 2/1/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216021926](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	11/25/2014	<a href="#">D214260051</a>		
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 <sup>+</sup>
2025	\$377,680	\$75,000	\$452,680	\$452,680
2024	\$377,680	\$75,000	\$452,680	\$441,650
2023	\$422,567	\$80,000	\$502,567	\$401,500
2022	\$285,000	\$80,000	\$365,000	\$365,000
2021	\$306,000	\$70,000	\$376,000	\$376,000
2020	\$279,390	\$70,000	\$349,390	\$349,390

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.