



**Address:** [5111 SANTA ROSA DR](#)  
**City:** ARLINGTON  
**Georeference:** 25723-2-5  
**Subdivision:** MELIA RANCH  
**Neighborhood Code:** 1L110H

**Latitude:** 32.6328342217  
**Longitude:** -97.1912723692  
**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 2 Lot 5  
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:** CHANDLER CROUCH (11730)

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

**Site Number:** 141703820

**Site Name:** MELIA RANCH Block 2 Lot 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,231

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,716

**Land Acres<sup>\*</sup>:** 0.2460

**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:**

TONCHE SYLVESTER S

TONCHE THALIA C K

**Primary Owner Address:**

5111 SANTA ROSA DR  
ARLINGTON, TX 76001

**Deed Date:** 7/10/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219150702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROPHY JESSICA L;BROPHY JOHN MATTHEW	12/27/2016	<a href="#">D216302788</a>		
HMH LIFESTYLES LP	5/27/2015	<a href="#">D215113608</a>		
MELIA RANCH DEVELOPMENT LLC	1/1/2014	000000000000000	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	\$362,748	\$75,000	\$437,748	\$437,748
2024	\$362,748	\$75,000	\$437,748	\$437,748
2023	\$395,212	\$80,000	\$475,212	\$475,212
2022	\$326,200	\$80,000	\$406,200	\$406,200
2021	\$294,500	\$70,000	\$364,500	\$364,500
2020	\$294,500	\$70,000	\$364,500	\$364,500

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

There are no exemptions for this property

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.