



**Address:** [6906 COSTA DEL SOL CT](#)  
**City:** ARLINGTON  
**Georeference:** 25723-2-13  
**Subdivision:** MELIA RANCH  
**Neighborhood Code:** 1L110H

**Latitude:** 32.6324928342  
**Longitude:** -97.1898132312  
**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 13  
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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$378,247

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

**Site Number:** 141703928

**Site Name:** MELIA RANCH Block 2 Lot 13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,968

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,019

**Land Acres<sup>\*</sup>:** 0.2300

**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:**

WALKER ROSALYN

**Primary Owner Address:**

6906 COSTA DEL SOL CT  
ARLINGTON, TX 76001

**Deed Date:** 1/4/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224002944](#)

| Previous Owners                              | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| ANDERSEN CHAU BUU CHIEM;ANDERSEN DALLAS TATE | 11/16/2020 | <a href="#">D220300572</a> |             |           |
| WHITNEY TROY GLEN                            | 10/25/2017 | <a href="#">D217249285</a> |             |           |
| HMH LIFESTYLES LP                            | 5/26/2015  | <a href="#">D215113611</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 | \$303,247          | \$75,000    | \$378,247    | \$378,247                    |
| 2024 | \$303,247          | \$75,000    | \$378,247    | \$378,247                    |
| 2023 | \$296,294          | \$80,000    | \$376,294    | \$368,757                    |
| 2022 | \$255,234          | \$80,000    | \$335,234    | \$335,234                    |
| 2021 | \$245,011          | \$70,000    | \$315,011    | \$315,011                    |
| 2020 | \$211,208          | \$70,000    | \$281,208    | \$281,208                    |

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.