



Address: [5203 MELIA DR](#)
City: ARLINGTON
Georeference: 25723-3-1
Subdivision: MELIA RANCH
Neighborhood Code: 1L110H

Latitude: 32.6323620071
Longitude: -97.1921924322
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 3 Lot 1
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: 2015
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 141703936
Site Name: MELIA RANCH Block 3 Lot 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,491
Percent Complete: 100%
Land Sqft^{*}: 11,283
Land Acres^{*}: 0.2590
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:
EVARTS AMANDA
Primary Owner Address:
5203 MELIA DR
ARLINGTON, TX 76060

Deed Date: 2/4/2016
Deed Volume:
Deed Page:
Instrument: [D216024937](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	5/26/2015	D215113611		
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	\$313,004	\$75,000	\$388,004	\$388,004
2024	\$313,004	\$75,000	\$388,004	\$388,004
2023	\$429,940	\$80,000	\$509,940	\$447,783
2022	\$347,250	\$80,000	\$427,250	\$407,075
2021	\$300,068	\$70,000	\$370,068	\$370,068
2020	\$300,068	\$70,000	\$370,068	\$370,068

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.