



Address: [5106 SANTA ROSA DR](#)
City: ARLINGTON
Georeference: 25723-3-7
Subdivision: MELIA RANCH
Neighborhood Code: 1L110H

Latitude: 32.6321550043
Longitude: -97.1907442044
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 7
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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 141703995

Site Name: MELIA RANCH Block 3 Lot 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,988

Percent Complete: 100%

Land Sqft^{*}: 10,716

Land Acres^{*}: 0.2460

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:

KWANGUE DANIEL AUGÉ ESSO

Primary Owner Address:

5106 SANTA ROSA DR
KENNEDEALE, TX 76060

Deed Date: 12/12/2017

Deed Volume:

Deed Page:

Instrument: [D217286718](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES	2/28/2017	D217045303		
MELIA RANCH DEVELOPMENT LLC	1/1/2014	00000000000000	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	\$391,335	\$75,000	\$466,335	\$466,335
2024	\$391,335	\$75,000	\$466,335	\$466,335
2023	\$382,234	\$80,000	\$462,234	\$427,785
2022	\$308,895	\$80,000	\$388,895	\$388,895
2021	\$286,037	\$70,000	\$356,037	\$356,037
2020	\$258,000	\$70,000	\$328,000	\$328,000

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.