



**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)  
KENNE DALE 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<sup>+++</sup>:** 2,988  
**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:**  
KWANGUE DANIEL AUGÉ ESSO  
**Primary Owner Address:**  
5106 SANTA ROSA DR  
KENNE DALE, 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	<a href="#">D217045303</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	\$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.