



**Address:** [6908 COSTA DEL SOL CT](#)  
**City:** ARLINGTON  
**Georeference:** 25723-3-11  
**Subdivision:** MELIA RANCH  
**Neighborhood Code:** 1L110H

**Latitude:** 32.6321320899  
**Longitude:** -97.1897532818  
**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 11  
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:** 141704037

**Site Name:** MELIA RANCH Block 3 Lot 11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,100

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,237

**Land Acres<sup>\*</sup>:** 0.2350

**Pool:** Y

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FRIESEN-NORWOOD RACHAEL

RICHARDS TANYA M

**Primary Owner Address:**

6908 COSTA DEL SOL CT

KENNEDALE, TX 76060

**Deed Date:** 11/29/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218264608](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMMIT CUSTOM HOMES	12/15/2015	<a href="#">D215282663</a>		
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 <sup>+</sup>
2025	\$342,719	\$75,000	\$417,719	\$417,719
2024	\$342,719	\$75,000	\$417,719	\$417,719
2023	\$335,561	\$80,000	\$415,561	\$399,618
2022	\$283,289	\$80,000	\$363,289	\$363,289
2021	\$272,767	\$70,000	\$342,767	\$342,767
2020	\$238,719	\$70,000	\$308,719	\$308,719

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.