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**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



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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)  
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:** 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

<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:**

FRIESEN-NORWOOD RACHAEL  
RICHARDS TANYA M

**Primary Owner Address:**

6908 COSTA DEL SOL CT  
KENNE DALE, 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	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	\$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.