



**Address:** [6914 COSTA DEL SOL CT](#)  
**City:** ARLINGTON  
**Georeference:** 25723-3-13  
**Subdivision:** MELIA RANCH  
**Neighborhood Code:** 1L110H

**Latitude:** 32.6316602152  
**Longitude:** -97.189754195  
**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 13  
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:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 141704053  
**Site Name:** MELIA RANCH Block 3 Lot 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,106  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,455  
**Land Acres<sup>\*</sup>:** 0.2400  
**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:**  
HAMBRICK KERRY  
**Primary Owner Address:**  
6914 COSTA DEL SOL CT  
ARLINGTON, TX 76001

**Deed Date:** 3/9/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222074438](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMBRICK CODY;HAMBRICK KERRY	5/22/2017	<a href="#">D217117167</a>		
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	\$311,239	\$75,000	\$386,239	\$386,239
2024	\$311,239	\$75,000	\$386,239	\$386,239
2023	\$304,090	\$80,000	\$384,090	\$362,420
2022	\$261,877	\$80,000	\$341,877	\$329,473
2021	\$229,521	\$70,000	\$299,521	\$299,521
2020	\$229,521	\$70,000	\$299,521	\$299,521

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.