



Address: [5103 MELIA DR](#)
City: ARLINGTON
Georeference: 25723-3-15
Subdivision: MELIA RANCH
Neighborhood Code: 1L110H

Latitude: 32.6316838608
Longitude: -97.1903481947
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 15
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

Notice Sent Date: 4/15/2025

Notice Value: \$408,640

Protest Deadline Date: 5/24/2024

Site Number: 141704088

Site Name: MELIA RANCH Block 3 Lot 15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,470

Percent Complete: 100%

Land Sqft^{*}: 10,019

Land Acres^{*}: 0.2300

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:

DEBIASO NICOLE
DEBIASO EMMA

Primary Owner Address:

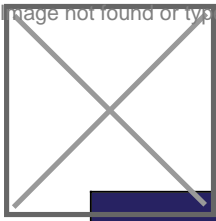
5103 MELIA DR
ARLINGTON, TX 76001

Deed Date: 10/21/2024

Deed Volume:

Deed Page:

Instrument: [D224188699](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEBIASO NICOLE	10/7/2024	D224179602		
BELL JEFFREY	12/23/2020	D220342315		
LISA DERGAN REVOCABLE TRUST	12/14/2020	D220342396		
BREWER CHERYL;BREWER RANDALL	9/15/2017	D217216761		
HMH LIFESTYLES LP	8/25/2015	D215192892		
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 ⁺
2025	\$333,640	\$75,000	\$408,640	\$408,640
2024	\$333,640	\$75,000	\$408,640	\$408,640
2023	\$325,940	\$80,000	\$405,940	\$405,940
2022	\$280,497	\$80,000	\$360,497	\$360,497
2021	\$269,180	\$70,000	\$339,180	\$339,180
2020	\$225,500	\$70,000	\$295,500	\$295,500

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.