



**Address:** [5105 MELIA DR](#)  
**City:** ARLINGTON  
**Georeference:** 25723-3-16  
**Subdivision:** MELIA RANCH  
**Neighborhood Code:** 1L110H

**Latitude:** 32.6316962484  
**Longitude:** -97.1905799682  
**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 16  
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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 141704096

**Site Name:** MELIA RANCH Block 3 Lot 16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,689

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,542

**Land Acres<sup>\*</sup>:** 0.2420

**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:**

CLARKE CHRISTAL

**Primary Owner Address:**

5105 MELIA DR  
ARLINGTON, TX 76001

**Deed Date:** 12/2/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220340988](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARKE CHRISTAL	3/14/2020	<a href="#">D220308482</a>		
CLARKE CHRISTAL;CLARKE GREGORY	10/6/2017	<a href="#">D217235063</a>		
HMH LIFESTYLES LP	8/25/2015	<a href="#">D215192892</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	\$310,833	\$75,000	\$385,833	\$385,833
2024	\$310,833	\$75,000	\$385,833	\$385,833
2023	\$349,246	\$80,000	\$429,246	\$382,878
2022	\$298,336	\$80,000	\$378,336	\$348,071
2021	\$246,428	\$70,000	\$316,428	\$316,428
2020	\$246,428	\$70,000	\$316,428	\$316,428

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.