



**Address:** [5115 MELIA DR](#)  
**City:** ARLINGTON  
**Georeference:** 25723-3-19  
**Subdivision:** MELIA RANCH  
**Neighborhood Code:** 1L110H

**Latitude:** 32.6318936541  
**Longitude:** -97.1912580464  
**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 19  
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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$436,293

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

**Site Number:** 141704134

**Site Name:** MELIA RANCH Block 3 Lot 19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,717

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,063

**Land Acres<sup>\*</sup>:** 0.2310

**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:**

MCMANUS ADRIAN

**Primary Owner Address:**

5115 MALIA DR  
ARLINGTON, TX 76001

**Deed Date:** 3/6/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224039584](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORDONEZ MORANDA;ORDONEZ PHILLIP M	6/30/2021	<a href="#">D221194293</a>		
BROWN TINA	1/16/2020	<a href="#">D220015067</a>		
BERGSTROM JOSEPH	4/19/2018	<a href="#">D218084333</a>		
HMH LIFESTYLES LP	5/27/2016	<a href="#">D216118773</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	\$361,293	\$75,000	\$436,293	\$436,293
2024	\$361,293	\$75,000	\$436,293	\$436,293
2023	\$352,914	\$80,000	\$432,914	\$432,914
2022	\$303,483	\$80,000	\$383,483	\$383,483
2021	\$291,168	\$70,000	\$361,168	\$361,168
2020	\$271,297	\$70,000	\$341,297	\$336,453

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.