



Address: [5201 MELIA DR](#)
City: ARLINGTON
Georeference: 25723-3-22
Subdivision: MELIA RANCH
Neighborhood Code: 1L110H

Latitude: 32.632091562
Longitude: -97.1921802331
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 22
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
Protest Deadline Date: 5/24/2024

Site Number: 141704169
Site Name: MELIA RANCH Block 3 Lot 22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,690
Percent Complete: 100%
Land Sqft^{*}: 11,500
Land Acres^{*}: 0.2640
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:
MCGRANE ROBERT
MCGRANE ELIZABETH
Primary Owner Address:
5201 MELIA DR
ARLINGTON, TX 76001

Deed Date: 11/17/2017
Deed Volume:
Deed Page:
Instrument: [D217271470](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMMIT CUSTOM HOMES	12/15/2015	D215282663		
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	\$374,575	\$75,000	\$449,575	\$449,575
2024	\$374,575	\$75,000	\$449,575	\$449,575
2023	\$366,312	\$80,000	\$446,312	\$437,091
2022	\$317,355	\$80,000	\$397,355	\$397,355
2021	\$305,190	\$70,000	\$375,190	\$375,190
2020	\$285,533	\$70,000	\$355,533	\$355,533

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.