



Address: [6901 COSTA DEL SOL CT](#)
City: ARLINGTON
Georeference: 25723-1-31R
Subdivision: MELIA RANCH
Neighborhood Code: 1L110H

Latitude: 32.6329749026
Longitude: -97.1891520399
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 1 Lot 31R
PER PLAT D214084802

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: 2021
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 141715098
Site Name: MELIA RANCH Block 1 Lot 31R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,392
Percent Complete: 100%
Land Sqft^{*}: 12,851
Land Acres^{*}: 0.2950
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:
KNOBLOCK MARK RALPH
KNOBLOCK DEBRA KAY
Primary Owner Address:
6901 COSTA DEL SOL CT
ARLINGTON, TX 76001

Deed Date: 3/30/2020
Deed Volume:
Deed Page:
Instrument: [D220075876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALPHARETTA CUSTOM HOMES LLC	8/26/2016	D216203498		
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	\$289,950	\$75,000	\$364,950	\$364,950
2024	\$289,950	\$75,000	\$364,950	\$364,950
2023	\$326,569	\$80,000	\$406,569	\$406,569
2022	\$279,137	\$80,000	\$359,137	\$359,137
2021	\$0	\$70,000	\$70,000	\$70,000
2020	\$0	\$49,000	\$49,000	\$49,000

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.