



**Address:** [2503 MELISSA DIANNE DR](#)  
**City:** ARLINGTON  
**Georeference:** 6091A-1-4R  
**Subdivision:** CALENDER CROSSING  
**Neighborhood Code:** 1L120H

**Latitude:** 32.6266398081  
**Longitude:** -97.1511046714  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** CALENDER CROSSING Block 1  
Lot 4R

**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A  
**Year Built:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800008479  
**Site Name:** CALENDER CROSSING 1 4R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,263  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,323  
**Land Acres<sup>\*</sup>:** 0.2370  
**Pool:** Y

<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:**  
GUZVICA MIRO  
LEWIS REBECCA J  
**Primary Owner Address:**  
2503 MELISSA DIANNE DR  
ARLINGTON, TX 76001

**Deed Date:** 9/12/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216214787](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	10/30/2015	<a href="#">D215271182</a>		

## 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	\$494,670	\$100,000	\$594,670	\$594,670
2024	\$494,670	\$100,000	\$594,670	\$594,670
2023	\$589,462	\$100,000	\$689,462	\$582,658
2022	\$427,864	\$100,000	\$527,864	\$502,416
2021	\$356,742	\$100,000	\$456,742	\$456,742
2020	\$357,644	\$100,000	\$457,644	\$457,644

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.