

Tarrant Appraisal District

Property Information | PDF

Account Number: 42102993

Address: 2517 MELISSA DIANNE DR

City: ARLINGTON

Georeference: 6091A-2-10R

Subdivision: CALENDER CROSSING

Neighborhood Code: 1L120H

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

PROPERTY DATA

Legal Description: CALENDER CROSSING Block 2

Lot 10R

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800008491

Latitude: 32.6266494036

TAD Map: 2102-348 **MAPSCO:** TAR-109R

Longitude: -97.1526637248

Site Name: CALENDER CROSSING 2 10R **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,234
Percent Complete: 100%

Land Sqft*: 10,323 Land Acres*: 0.2370

Pool: N

+++ Rounded.

OWNER INFORMATION

ARLINGTON, TX 76001

Current Owner: Deed Date: 5/30/2023
NARAYAN ANDREW
Deed Volume:

Primary Owner Address:

2517 MELISSA DIANNE DR

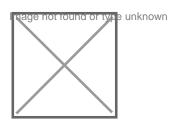
ARLINGTON, TV 70004

Instrument: D223093241

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|------------|----------------|--------------|
| FULLWOOD MARK A;FULLWOOD TASHA | 10/21/2020 | D220274721 | | |
| J HOUSTON HOMES LIMITED LIABILITY COMPANY | 1/18/2017 | D217026095 | | |

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$467,464 | \$100,000 | \$567,464 | \$567,464 |
| 2024 | \$467,464 | \$100,000 | \$567,464 | \$567,464 |
| 2023 | \$572,947 | \$100,000 | \$672,947 | \$672,947 |
| 2022 | \$443,683 | \$100,000 | \$543,683 | \$543,683 |
| 2021 | \$359,626 | \$100,000 | \$459,626 | \$459,626 |
| 2020 | \$213,500 | \$100,000 | \$313,500 | \$313,500 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.