



**Address:** [2515 MELISSA DIANNE DR](#)  
**City:** ARLINGTON  
**Georeference:** 6091A-2-11R  
**Subdivision:** CALENDER CROSSING  
**Neighborhood Code:** 1L120H

**Latitude:** 32.6266420583  
**Longitude:** -97.15239675  
**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 2  
Lot 11R

**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

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

**Notice Value:** \$496,000

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800008492

**Site Name:** CALENDER CROSSING 2 11R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,768

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,846

**Land Acres<sup>\*</sup>:** 0.2490

**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:**

CHAU KEVIN P  
CHAU SILVIA T

**Primary Owner Address:**

2515 MELISSA DIANNE DR  
ARLINGTON, TX 76001

**Deed Date:** 10/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224177760](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
I NOODLE ENTERPRISE	3/12/2020	<a href="#">D220062043</a>		
J HOUSTON HOMES LIMITED LIABILITY COMPANY	1/18/2017	<a href="#">D217026095</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	\$396,000	\$100,000	\$496,000	\$496,000
2024	\$396,000	\$100,000	\$496,000	\$496,000
2023	\$495,000	\$100,000	\$595,000	\$595,000
2022	\$388,094	\$100,000	\$488,094	\$488,094
2021	\$314,631	\$100,000	\$414,631	\$414,631
2020	\$169,325	\$100,000	\$269,325	\$269,325

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.