



**Address:** [2514 MELISSA DIANNE DR](#)  
**City:** ARLINGTON  
**Georeference:** 6091A-3-4R  
**Subdivision:** CALENDER CROSSING  
**Neighborhood Code:** 1L120H

**Latitude:** 32.6261522709  
**Longitude:** -97.1522694361  
**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 3  
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:** GOODRICH REALTY CONSULTING (00974)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800008497  
**Site Name:** CALENDER CROSSING 3 4R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,198  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,802  
**Land Acres<sup>\*</sup>:** 0.2480  
**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:**

TAKEN DAVID F  
TAKEN ANGELA B

**Primary Owner Address:**

2514 MELISSA DIANNE DR  
ARLINGTON, TX 76001

**Deed Date:** 5/4/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220105708](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN MAIN STREET FUNDING LLC	12/5/2016	<a href="#">D216297988</a>		
J HOUSTON HOMES LLC	12/8/2015	<a href="#">D216056340</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	\$543,093	\$100,000	\$643,093	\$643,093
2024	\$543,093	\$100,000	\$643,093	\$643,093
2023	\$632,838	\$100,000	\$732,838	\$602,943
2022	\$496,369	\$100,000	\$596,369	\$548,130
2021	\$398,300	\$100,000	\$498,300	\$498,300
2020	\$353,000	\$100,000	\$453,000	\$453,000

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.