

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42103051

Address: 2514 MELISSA DIANNE DR

City: ARLINGTON

Georeference: 6091A-3-4R

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 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

Latitude: 32.6261522709

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

Longitude: -97.1522694361

**Site Name:** CALENDER CROSSING 3 4R **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,198
Percent Complete: 100%

Land Sqft\*: 10,802 Land Acres\*: 0.2480

Pool: N

+++ Rounded.

## **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

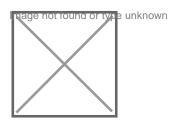
Deed Volume: Deed Page:

Instrument: D220105708

| Previous Owners                  | Date      | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|------------|-------------|-----------|
| AMERICAN MAIN STREET FUNDING LLC | 12/5/2016 | D216297988 |             |           |
| J HOUSTON HOMES LLC              | 12/8/2015 | D216056340 |             |           |

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<sup>\*</sup> 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. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 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.

## **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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.