



Address: [3004 CLEAR LAKE CT](#)
City: ARLINGTON
Georeference: 21095-7-26
Subdivision: INDIAN WELLS ADDITION
Neighborhood Code: 1L130P

Latitude: 32.6668579814
Longitude: -97.1568038553
TAD Map: 2102-360
MAPSCO: TAR-095V



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

PROPERTY DATA

Legal Description: INDIAN WELLS ADDITION Block
7 Lot 26

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 01428535

Site Name: INDIAN WELLS ADDITION-7-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,828

Percent Complete: 100%

Land Sqft^{*}: 8,424

Land Acres^{*}: 0.1933

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

MELENDEZ EDWIN

Primary Owner Address:

3004 CLEAR LAKE CT
ARLINGTON, TX 76017

Deed Date: 6/18/2021

Deed Volume:

Deed Page:

Instrument: [D221191676](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RSFI LLC I A SERIES OF RONALD SPENCER FAMILY INVESTMENTS LLC	7/28/2015	D221172209		
ACQUISITIONS TODAY LLC	5/25/2014	D214110732	0000000	0000000
DALLAS METRO HOLDINGS LLC	5/24/2014	D214110731	0000000	0000000
INAAM INVESTMENTS LLC	5/23/2014	D214108375	0000000	0000000
SECRETARY OF HUD	8/9/2013	D214009429	0000000	0000000
WELLS FARGO BANK NA	8/6/2013	D214009340	0000000	0000000
JOHNSON CONNIE	6/28/2004	D204206720	0000000	0000000
GRAY GARY D;GRAY TONI M	3/29/1988	00092290001427	0009229	0001427
MBANK FORT WORTH N A	2/2/1988	00091870001192	0009187	0001192
B J CUSTOM HOMES	4/25/1985	00081610002187	0008161	0002187
EPPLER BERNIE L	2/12/1985	00080890002017	0008089	0002017
HORN CHARLES B;HORN SUZANNE	9/6/1984	00079420001392	0007942	0001392
DONG KENNY;DONG LIN CHING	8/16/1983	00075870000249	0007587	0000249
VILLAGE COMMUNITY DEV CO INC	12/31/1900	00000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$299,225	\$75,000	\$374,225	\$374,225
2023	\$341,752	\$70,000	\$411,752	\$357,753
2022	\$255,230	\$70,000	\$325,230	\$325,230
2021	\$215,678	\$70,000	\$285,678	\$285,678
2020	\$215,678	\$70,000	\$285,678	\$285,678

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.