



**Address:** [516 ASHMEDE CT](#)  
**City:** ARLINGTON  
**Georeference:** 24743-1-5  
**Subdivision:** MANORS OF CHANNING PARK, THE  
**Neighborhood Code:** 1C200D

**Latitude:** 32.7326954106  
**Longitude:** -97.1412971861  
**TAD Map:** 2108-384  
**MAPSCO:** TAR-082J



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

## PROPERTY DATA

**Legal Description:** MANORS OF CHANNING PARK,  
THE Block 1 Lot 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06969038

**Site Name:** MANORS OF CHANNING PARK, THE-1-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,095

**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:**  
ROUSE MELISSA  
**Primary Owner Address:**  
516 ASHMEDE CT  
ARLINGTON, TX 76013

**Deed Date:** 8/2/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224138297](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEBARBERA PATRICIA	9/11/2019	<a href="#">D219207514</a>		
EASTERLY DANIEL EST	5/20/2017	142-17-076198		
EASTERLY DANIEL EST;EASTERLY MERRI R EST	2/2/2005	<a href="#">D205034286</a>	0000000	0000000
CONKLE DEVELOPMENT CORP	1/1/1996	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$344,565	\$92,817	\$437,382	\$426,634
2023	\$346,210	\$65,000	\$411,210	\$387,849
2022	\$300,208	\$65,000	\$365,208	\$352,590
2021	\$282,182	\$65,000	\$347,182	\$320,536
2020	\$226,396	\$65,000	\$291,396	\$291,396

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

There are no exemptions for this property

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.