

Tarrant Appraisal District Property Information | PDF Account Number: 41703561

Address: 5110 MELIA DR

City: ARLINGTON Georeference: 25723-1-12 Subdivision: MELIA RANCH Neighborhood Code: 1L110H Latitude: 32.6313290939 Longitude: -97.1912142609 TAD Map: MAPSCO: TAR-108M





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

PROPERTY DATA

Legal Description: MELIA RANCH Block 1 Lot 12 PER PLAT D214012027

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KENNEDALE ISD (914)

State Code: A

Year Built: 2016

Personal Property Account: N/A Agent: OCONNOR & ASSOCIATES (00436) Protest Deadline Date: 5/15/2025

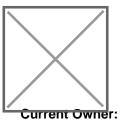
+++ Rounded.

Site Number: 141703561 Site Name: MELIA RANCH Block 1 Lot 12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,588 Percent Complete: 100% Land Sqft*: 10,019 Land Acres*: 0.2300 Pool: N

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

OWNER INFORMATION





SHAMS HOLDINGS INC

Primary Owner Address: 2699 LA JOLLA BLVD GRAND PRAIRIE, TX 75054 Deed Date: 9/29/2022 Deed Volume: Deed Page: Instrument: D222239153

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLE DAVID E;COLE JENNIFER	3/2/2021	D221058587		
NEWSOME DONALD J;NEWSOME TERESA M	11/17/2016	D216271949		
HMH LIFESTYLES LP	11/25/2014	D214260175		
MELIA RANCH DEVELOPMENT LLC	1/1/2014	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$346,031	\$75,000	\$421,031	\$421,031
2023	\$338,029	\$80,000	\$418,029	\$418,029
2022	\$290,793	\$80,000	\$370,793	\$370,793
2021	\$279,028	\$70,000	\$349,028	\$349,028
2020	\$260,041	\$70,000	\$330,041	\$330,041

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.