

## LOCATION

**Address:** [2405 N PLEASANT CIR](#)  
**City:** ARLINGTON  
**Georeference:** 32650-2-18  
**Subdivision:** PLEASANT RIDGE ACRES ADDITION  
**Neighborhood Code:** 1L030R

**Latitude:** 32.6822024916  
**Longitude:** -97.1482792629  
**TAD Map:** 2108-368  
**MAPSCO:** TAR-096J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PLEASANT RIDGE ACRES ADDITION Block 2 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02227983  
**Site Name:** PLEASANT RIDGE ACRES ADDITION-2-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,968  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 44,431  
**Land Acres<sup>\*</sup>:** 1.0200  
**Pool:** Y

<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:**

MELENDEZ JOHN  
 MELENDEZ ROCIO

**Primary Owner Address:**

2405 N PLEASANT CIR  
 ARLINGTON, TX 76015

**Deed Date:** 6/30/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217153513](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEHRINGER JAMES W	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$243,022	\$114,640	\$357,662	\$351,512
2023	\$309,688	\$114,640	\$424,328	\$319,556
2022	\$201,737	\$88,768	\$290,505	\$290,505
2021	\$202,659	\$76,500	\$279,159	\$279,159
2020	\$194,363	\$76,500	\$270,863	\$270,863

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

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- 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.