



**Address:** [1105 BLUE CARRIAGE LN N](#)  
**City:** FORT WORTH  
**Georeference:** 7565-1-11  
**Subdivision:** COBBLESTONE SQUARE  
**Neighborhood Code:** 1B200D

**Latitude:** 32.7637236569  
**Longitude:** -97.1873337842  
**TAD Map:** 2096-396  
**MAPSCO:** TAR-066V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COBBLESTONE SQUARE Block  
1 Lot 11

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 00557447  
**Site Name:** COBBLESTONE SQUARE-1-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,275  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,475  
**Land Acres<sup>\*</sup>:** 0.1716  
**Pool:** N

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$241,891

**Protest Deadline Date:** 5/24/2024

<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:**  
MELMAN LIVING TRUST  
**Primary Owner Address:**  
1105 CARRIAGE LN N  
FORT WORTH, TX 76120

**Deed Date:** 7/29/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220183699](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELMAN DAWN;MELMAN RICHARD	12/31/1990	00101400002390	0010140	0002390
ROBERTSON JAMES LARRY	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	\$196,891	\$45,000	\$241,891	\$220,987
2024	\$196,891	\$45,000	\$241,891	\$200,897
2023	\$185,935	\$45,000	\$230,935	\$182,634
2022	\$176,502	\$30,000	\$206,502	\$166,031
2021	\$146,993	\$30,000	\$176,993	\$150,937
2020	\$133,480	\$30,000	\$163,480	\$137,215

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)
- DISABLED VET 70 to 99 PCT 11.22

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.