



**Address:** [4749 MELINDA DR](#)  
**City:** FOREST HILL  
**Georeference:** 14390-8-18  
**Subdivision:** FOREST WOOD ADDITION  
**Neighborhood Code:** 1H070D

**Latitude:** 32.666682038  
**Longitude:** -97.2534566523  
**TAD Map:** 2072-360  
**MAPSCO:** TAR-093S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOREST WOOD ADDITION  
Block 8 Lot 18

**Jurisdictions:**

CITY OF FOREST HILL (010)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1960

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$221,075

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

**Site Number:** 00968900

**Site Name:** FOREST WOOD ADDITION-8-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,392

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,125

**Land Acres<sup>\*</sup>:** 0.1865

**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:**

ARVIZU JUAN CARLOS  
ARVIZU CECILIA

**Primary Owner Address:**

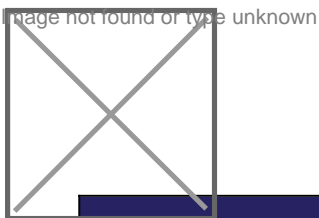
4749 MELINDA DR  
FOREST HILL, TX 76119

**Deed Date:** 5/24/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224092028](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EXPEDITED ELECTRIC LLC	7/25/2023	<a href="#">D223134547</a>		
OWLIA PROPERTIES LLC	6/6/2023	<a href="#">D223127823</a>		
BOYD EBONI	2/24/2021	<a href="#">D221047434</a>		
HICKS DONALD L JR;SKINNER CHRISTY	2/10/2016	<a href="#">D216130428</a>		
BENNETT ANN	8/12/1983	00075850000801	0007585	0000801
MORRIS V TURNER	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	\$196,700	\$24,375	\$221,075	\$221,075
2024	\$196,700	\$24,375	\$221,075	\$221,075
2023	\$158,063	\$24,375	\$182,438	\$182,438
2022	\$140,556	\$20,000	\$160,556	\$160,556
2021	\$107,886	\$20,000	\$127,886	\$127,886
2020	\$99,443	\$20,000	\$119,443	\$119,443

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.