



Address: [6317 MELINDA DR](#)
City: FOREST HILL
Georeference: 14390-17-18R
Subdivision: FOREST WOOD ADDITION
Neighborhood Code: 1H070G

Latitude: 32.6666438188
Longitude: -97.2476502329
TAD Map: 2072-360
MAPSCO: TAR-093T



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 17 Lot 18R

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: 1965

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00970964

Site Name: FOREST WOOD ADDITION-17-18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,209

Percent Complete: 100%

Land Sqft*: 9,300

Land Acres*: 0.2134

Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

SANDERS TRINA

Primary Owner Address:

1408 CARSON ST
FORT WORTH, TX 76117

Deed Date: 2/4/2017

Deed Volume:

Deed Page:

Instrument: 2017-PR01372-2

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOODS OPAL E	9/10/1993	00000000000000	0000000	0000000
WOODS JOE M;WOODS OPAL E	12/31/1900	00060400000496	0006040	0000496



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 ⁺
2025	\$107,100	\$27,900	\$135,000	\$135,000
2024	\$107,100	\$27,900	\$135,000	\$135,000
2023	\$110,441	\$27,900	\$138,341	\$138,341
2022	\$69,000	\$25,000	\$94,000	\$94,000
2021	\$69,000	\$25,000	\$94,000	\$94,000
2020	\$96,474	\$25,000	\$121,474	\$121,474

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.