



Latitude: 32.8312283961

Longitude: -97.3113807426

TAD Map: 2054-420

MAPSCO: TAR-049L



City:

Georeference: 25725-4-14B

Subdivision: MELODY HILLS ADDITION

Neighborhood Code: 3H050B

Google Map:

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

PROPERTY DATA

Legal Description: MELODY HILLS ADDITION

Block 4 Lot 14B

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EAGLE MTN-SAGINAW ISD (918)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01757539

Site Name: MELODY HILLS ADDITION-4-14B

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 7,980

Land Acres^{*}: 0.1831

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:

CHAVEZ FLORENAIA

Primary Owner Address:

4912 MONA LISA ST
FORT WORTH, TX 76137

Deed Date: 6/6/2023

Deed Volume:

Deed Page:

Instrument: [D223098543](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ TOMAS	11/21/2016	D216272490		
MCDONALD MARTIN	3/4/2008	D208141308	0000000	0000000
CATALANOTTO DARREN P;CATALANOTTO KESHA	8/8/2003	D203309182	0017093	0000322
MCDONALD MARTIN	4/24/1989	00095740001965	0009574	0001965
MILES FLOYD	12/31/1900	00075710002234	0007571	0002234

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	\$0	\$0	\$0	\$0
2023	\$0	\$29,925	\$29,925	\$29,925
2022	\$0	\$20,948	\$20,948	\$20,948
2021	\$0	\$12,000	\$12,000	\$12,000
2020	\$0	\$12,000	\$12,000	\$12,000
0	\$0	\$0	\$0	\$0

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.