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Address: [4805 MELODYLANE ST](#)
City: FORT WORTH
Georeference: 25725-5-1
Subdivision: MELODY HILLS ADDITION
Neighborhood Code: 3H050B

Latitude: 32.8283527402
Longitude: -97.3099997402
TAD Map: 2054-420
MAPSCO: TAR-049Q



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

PROPERTY DATA

Legal Description: MELODY HILLS ADDITION
Block 5 Lot 1

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: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$442,775

Protest Deadline Date: 5/24/2024

Site Number: 01757571

Site Name: MELODY HILLS ADDITION-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,401

Percent Complete: 100%

Land Sqft^{*}: 11,880

Land Acres^{*}: 0.2727

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

THE EZEQUIEL NAJERA FAMILY III FAMILY TRUST

Primary Owner Address:

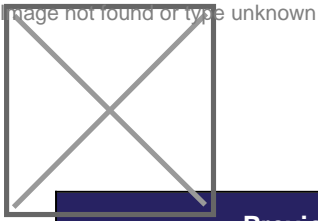
4805 MELODYLANE ST
FORT WORTH, TX 76137

Deed Date: 10/25/2024

Deed Volume:

Deed Page:

Instrument: [D224192618](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAJERA EZEQUIEL III	6/7/2023	D223102203		
GI CONSTRUCTION AND REMODELING LLC	4/3/2020	D220086483		
HERDMAN ADELE MCCORMICK	4/5/1984	000000000000000	0000000	0000000
MCCORMICK ADELE	12/31/1900	000000000000000	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 ⁺
2025	\$403,160	\$39,615	\$442,775	\$442,775
2024	\$403,160	\$39,615	\$442,775	\$442,775
2023	\$378,385	\$39,615	\$418,000	\$418,000
2022	\$394,803	\$27,621	\$422,424	\$422,424
2021	\$0	\$15,000	\$15,000	\$15,000
2020	\$0	\$15,000	\$15,000	\$15,000

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.