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**Address:** [4853 MELODYLANE ST](#)  
**City:** FORT WORTH  
**Georeference:** 25725-5-7B  
**Subdivision:** MELODY HILLS ADDITION  
**Neighborhood Code:** 3H050B

**Latitude:** 32.8300725378  
**Longitude:** -97.3099973544  
**TAD Map:** 2054-420  
**MAPSCO:** TAR-049L



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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 7B 1974 LIFESTYLE HOMES 14 X 76  
LB# TEX0124686 BROOKWOOD II

**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:** 1974

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01757725

**Site Name:** MELODY HILLS ADDITION-5-7B

**Site Class:** A2 - Residential - Mobile Home

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,064

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

AVILA MIGUEL  
AVILA BRENDA DIAZ

**Primary Owner Address:**

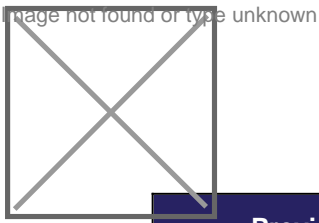
4853 MELODYLANE ST  
FORT WORTH, TX 76137-4006

**Deed Date:** 6/6/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213144599](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARNERO NARCISO	5/31/2008	<a href="#">D209001105</a>	0000000	0000000
MEZA CATALINA;MEZA HUGO	2/11/2000	00142230000285	0014223	0000285
VIDANA GRACIE;VIDANA R	5/22/1986	00085440000026	0008544	0000026

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	\$1,461	\$22,500	\$23,961	\$23,961
2024	\$1,461	\$22,500	\$23,961	\$23,961
2023	\$1,461	\$22,500	\$23,961	\$23,961
2022	\$1,461	\$15,750	\$17,211	\$17,211
2021	\$1,461	\$12,000	\$13,461	\$13,461
2020	\$2,192	\$12,000	\$14,192	\$14,192

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.