



**Address:** [4901 MELODYLANE ST](#)  
**City:** FORT WORTH  
**Georeference:** 25725-6-1A  
**Subdivision:** MELODY HILLS ADDITION  
**Neighborhood Code:** 3H050B

**Latitude:** 32.8306552161  
**Longitude:** -97.3100130114  
**TAD Map:** 2054-420  
**MAPSCO:** TAR-049L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MELODY HILLS ADDITION  
Block 6 Lot 1A

**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:** 1955

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 01757911

**Site Name:** MELODY HILLS ADDITION-6-1A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 778

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,940

**Land Acres<sup>\*</sup>:** 0.1363

**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:**

GRIFFIN CHRISTOPER

**Primary Owner Address:**

7308 HOLIDAY LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 5/1/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224044367](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFIN F E;GRIFFIN M J REV LIV TR	9/19/2013	<a href="#">D213247754</a>	0000000	0000000
VAUGHN MARY S	4/11/2000	00143000000460	0014300	0000460
VAUGHN MARY S	1/20/1996	00000000000000	0000000	0000000
VAUGHN WILLIAM JAMES	5/17/1987	00089590001607	0008959	0001607
VAUGHN JOHN W	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	\$105,260	\$22,275	\$127,535	\$127,535
2024	\$105,260	\$22,275	\$127,535	\$127,535
2023	\$70,943	\$22,275	\$93,218	\$93,218
2022	\$77,626	\$15,592	\$93,218	\$93,218
2021	\$26,000	\$12,000	\$38,000	\$38,000
2020	\$26,000	\$12,000	\$38,000	\$38,000

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.