



Address: [4933 MELODYLANE ST](#)
City: FORT WORTH
Georeference: 25725-6-5
Subdivision: MELODY HILLS ADDITION
Neighborhood Code: 3H050B

Latitude: 32.8318081078
Longitude: -97.3100023343
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 5

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: 0
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01757970
Site Name: MELODY HILLS ADDITION-6-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,142
Percent Complete: 100%
Land Sqft^{*}: 12,000
Land Acres^{*}: 0.2754
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:
SALAS JUAN MANUELS
Primary Owner Address:
3736 OSCAR AVE
FORT WORTH, TX 76106-4037

Deed Date: 4/17/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208144913](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUTTON CLEO PATRICK ETAL	12/20/2007	D208048238	0000000	0000000
SUTTON HENRIETTA L EST	12/31/1900	0000000000000000	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	\$156,045	\$39,750	\$195,795	\$195,795
2024	\$156,045	\$39,750	\$195,795	\$195,795
2023	\$146,795	\$39,750	\$186,545	\$186,545
2022	\$101,815	\$27,720	\$129,535	\$129,535
2021	\$42,951	\$15,000	\$57,951	\$57,951
2020	\$39,590	\$15,000	\$54,590	\$54,590

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.