



**Address:** [4941 MELODYLANE ST](#)  
**City:** FORT WORTH  
**Georeference:** 25725-6-6  
**Subdivision:** MELODY HILLS ADDITION  
**Neighborhood Code:** 3H050B

**Latitude:** 32.8320888759  
**Longitude:** -97.3100016276  
**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 6

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$136,276

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

**Site Number:** 01757989

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,032

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,000

**Land Acres<sup>\*</sup>:** 0.2754

**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:**

HUNTER NELSON H

**Primary Owner Address:**

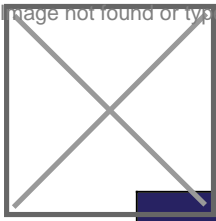
4941 MELODYLANE ST  
FORT WORTH, TX 76137-4008

**Deed Date:** 6/18/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209170798](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN PATRICIA A KOONCE	9/24/1993	00112490002264	0011249	0002264
KOONCE IRENE	4/2/1970	00048610000799	0004861	0000799

## 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	\$96,526	\$39,750	\$136,276	\$62,134
2024	\$96,526	\$39,750	\$136,276	\$56,485
2023	\$91,812	\$39,750	\$131,562	\$51,350
2022	\$64,366	\$27,720	\$92,086	\$46,682
2021	\$27,438	\$15,000	\$42,438	\$42,438
2020	\$37,151	\$15,000	\$52,151	\$52,151

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.