



**Address:** [4821 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 25725-7-3B  
**Subdivision:** MELODY HILLS ADDITION  
**Neighborhood Code:** 3H050B

**Latitude:** 32.828981581  
**Longitude:** -97.3090488748  
**TAD Map:** 2054-420  
**MAPSCO:** TAR-049Q



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 7 Lot 3B

**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:** 1958  
**Personal Property Account:** N/A  
**Agent:** INTEGRATAX (00753)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01758225  
**Site Name:** MELODY HILLS ADDITION-7-3B  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,658  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**  
JAECI I LP  
**Primary Owner Address:**  
535 GREENWICH LN  
COPPELL, TX 75019

**Deed Date:** 5/25/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217124425](#)

| Previous Owners                              | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| OWENS PAMELA J;ROBINSON JOHNNY L             | 5/10/2017  | <a href="#">D217124423</a> |             |           |
| FRYE JUDY A;OWENS PAMELA J;ROBINSON JOHNNY L | 5/9/2017   | <a href="#">D207210243</a> |             |           |
| ROBINSON JANIE L EST                         | 10/11/1998 | <a href="#">D207210241</a> | 0           | 0         |
| ROBINSON JANIE;ROBINSON OPAL EST             | 12/31/1900 | 00041910000522             | 0004191     | 0000522   |

## 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 | \$168,409          | \$22,500    | \$190,909    | \$190,909                    |
| 2024 | \$187,500          | \$22,500    | \$210,000    | \$210,000                    |
| 2023 | \$181,195          | \$22,500    | \$203,695    | \$203,695                    |
| 2022 | \$129,250          | \$15,750    | \$145,000    | \$145,000                    |
| 2021 | \$58,624           | \$12,000    | \$70,624     | \$70,624                     |
| 2020 | \$54,035           | \$12,000    | \$66,035     | \$66,035                     |

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.