



**Address:** [4901 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 25725-8-1A  
**Subdivision:** MELODY HILLS ADDITION  
**Neighborhood Code:** 3H050B

**Latitude:** 32.8306466227  
**Longitude:** -97.3090467972  
**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 8 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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01758535

**Site Name:** MELODY HILLS ADDITION-8-1A

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**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:**

786SECURED PARTNERS INC

**Primary Owner Address:**

2131 N COLLINS ST SUITE 433-761  
ARLINGTON, TX 76011

**Deed Date:** 8/1/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217196179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAZA AQILA LEE;RAZA ASGHAR A	6/13/2011	<a href="#">D211140419</a>	0000000	0000000
FORT WORTH CITY OF	4/9/2010	<a href="#">D210095305</a>	0000000	0000000
TABET INEZ	12/31/1900	00058110000282	0005811	0000282

## 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	\$0	\$22,275	\$22,275	\$22,275
2024	\$0	\$22,275	\$22,275	\$22,275
2023	\$0	\$22,275	\$22,275	\$22,275
2022	\$0	\$15,592	\$15,592	\$15,592
2021	\$0	\$12,000	\$12,000	\$12,000
2020	\$0	\$12,000	\$12,000	\$12,000

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.