



**Address:** [4909 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 25725-8-2A  
**Subdivision:** MELODY HILLS ADDITION  
**Neighborhood Code:** 3H050B

**Latitude:** 32.8309229461  
**Longitude:** -97.3090473091  
**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 2A

**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:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$169,642  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01758551  
**Site Name:** MELODY HILLS ADDITION-8-2A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,040  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**  
LOPEZ JUANA RAMIREZ  
**Primary Owner Address:**  
4909 N SYLVANIA AVE  
FORT WORTH, TX 76137

**Deed Date:** 3/5/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220055582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAJERO JESUS	7/10/2006	<a href="#">D206211676</a>	0000000	0000000
HERNANDEZ GREGORIA;HERNANDEZ HUMBERTO	12/13/1990	00101270000177	0010127	0000177
LENDERMAN DOYLE;LENDERMAN VIRGINIA	4/4/1984	00077880001662	0007788	0001662
LENDERMAN MARIE	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 <sup>+</sup>
2025	\$147,142	\$22,500	\$169,642	\$169,642
2024	\$147,142	\$22,500	\$169,642	\$159,500
2023	\$122,500	\$22,500	\$145,000	\$145,000
2022	\$96,006	\$15,750	\$111,756	\$111,756
2021	\$40,500	\$12,000	\$52,500	\$52,500
2020	\$37,331	\$12,000	\$49,331	\$49,331

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)

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.