



Image not found or type unknown

Address: [4940 MELODYLANE ST](#)
City: FORT WORTH
Georeference: 25725-8-11A
Subdivision: MELODY HILLS ADDITION
Neighborhood Code: 3H050B

Latitude: 32.8320234241
Longitude: -97.3094389276
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 11A

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: 4/15/2025
Notice Value: \$204,777
Protest Deadline Date: 5/24/2024

Site Number: 01758764
Site Name: MELODY HILLS ADDITION-8-11A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,344
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 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:
SUTTON BARBARA
Primary Owner Address:
4940 MELODY LN
FORT WORTH, TX 76137

Deed Date: 6/9/2017
Deed Volume:
Deed Page:
Instrument: 142-17-085232

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUTTON CLEO P ESTATE	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	\$182,277	\$22,500	\$204,777	\$100,338
2024	\$182,277	\$22,500	\$204,777	\$91,216
2023	\$172,050	\$22,500	\$194,550	\$82,924
2022	\$122,024	\$15,750	\$137,774	\$75,385
2021	\$56,532	\$12,000	\$68,532	\$68,532
2020	\$52,108	\$12,000	\$64,108	\$64,108

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.