



**Address:** [1201 MELISSA DR](#)  
**City:** KELLER  
**Georeference:** 25735-2-1R  
**Subdivision:** MELODY HILLS ESTATES ADDITION  
**Neighborhood Code:** 3W090I

**Latitude:** 32.9630479042  
**Longitude:** -97.2229560931  
**TAD Map:** 2084-468  
**MAPSCO:** TAR-010W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MELODY HILLS ESTATES  
ADDITION Block 2 Lot 1R

**Jurisdictions:**

CITY OF KELLER (013)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01759329

**Site Name:** MELODY HILLS ESTATES ADDITION-2-1R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,484

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 39,678

**Land Acres<sup>\*</sup>:** 0.9108

**Pool:** Y

<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:**

KANSANBACK JOEL

**Primary Owner Address:**

15170 FISH POINT RD  
PRIOR LAKE, MN 55372

**Deed Date:** 9/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222228897](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLAND CHARLES KEITH;BLAND KIMBERLY P	9/9/2014	<a href="#">D214200632</a>		
BLAND CHARLES K;BLAND KIMBERLY	7/21/2011	<a href="#">D211177767</a>	0000000	0000000
BLAND CHARLES KEITH	9/25/2006	<a href="#">D206304138</a>	0000000	0000000
SHIELDS JAMES B;SHIELDS TAMI L	3/27/1995	00119210000899	0011921	0000899
HENSON JOSEPH R JR	6/24/1991	00103000001192	0010300	0001192
SWARTHOUT DONALD G;SWARTHOUT SUE E	11/29/1989	00097840001387	0009784	0001387
BLANKENSHIP CECIL;BLANKENSHIP LINDA	11/11/1989	00097840001395	0009784	0001395
FELKNOR HOMER S	12/31/1900	00000000000000	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	\$454,833	\$364,360	\$819,193	\$819,193
2024	\$454,833	\$364,360	\$819,193	\$819,193
2023	\$711,611	\$150,000	\$861,611	\$861,611
2022	\$514,895	\$70,000	\$584,895	\$554,824
2021	\$500,310	\$70,000	\$570,310	\$504,385
2020	\$388,532	\$70,000	\$458,532	\$458,532

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.