



Address: [1226 MELISSA DR](#)
City: KELLER
Georeference: 25735-3-19
Subdivision: MELODY HILLS ESTATES ADDITION
Neighborhood Code: 3W090I

Latitude: 32.9619519023
Longitude: -97.221304086
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 3 Lot 19

Jurisdictions:

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

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Protest Deadline Date: 5/24/2024

Site Number: 01759647

Site Name: MELODY HILLS ESTATES ADDITION-3-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,376

Percent Complete: 100%

Land Sqft^{*}: 40,827

Land Acres^{*}: 0.9372

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:

ASHEIM SHAUN C

ASHEIM BRIDGET

Primary Owner Address:

1226 MELISSA DR

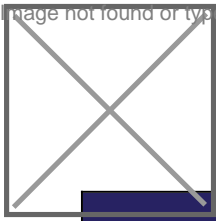
KELLER, TX 76262

Deed Date: 10/31/2022

Deed Volume:

Deed Page:

Instrument: [D222260882](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIDSON DAVID G;DAVIDSON VELINA	2/20/2013	D213046531	0000000	0000000
RABON CAROL LYNN	6/16/2011	000000000000000	0000000	0000000
NICHOLS THOMAS W	12/31/1900	000000000000000	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	\$210,012	\$374,920	\$584,932	\$584,932
2024	\$264,630	\$374,920	\$639,550	\$639,550
2023	\$440,000	\$150,000	\$590,000	\$590,000
2022	\$242,462	\$70,000	\$312,462	\$312,462
2021	\$242,462	\$70,000	\$312,462	\$312,462
2020	\$247,142	\$70,001	\$317,143	\$317,143

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.