



Address: [1206 MELISSA DR](#)
City: KELLER
Georeference: 25735-3-21
Subdivision: MELODY HILLS ESTATES ADDITION
Neighborhood Code: 3W090I

Latitude: 32.9622851048
Longitude: -97.2221822655
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 21

Jurisdictions:

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

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$1,116,744

Protest Deadline Date: 5/24/2024

Site Number: 01759663
Site Name: MELODY HILLS ESTATES ADDITION-3-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,584
Percent Complete: 100%
Land Sqft^{*}: 41,125
Land Acres^{*}: 0.9441
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:
RYABOVOL ANDREW
Primary Owner Address:
1206 MELISSA DR
ROANOKE, TX 76262

Deed Date: 7/9/2015
Deed Volume:
Deed Page:
Instrument: [D215161554](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH T J EST	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	\$605,095	\$377,640	\$982,735	\$698,775
2024	\$739,104	\$377,640	\$1,116,744	\$635,250
2023	\$619,000	\$150,000	\$769,000	\$577,500
2022	\$455,000	\$70,000	\$525,000	\$525,000
2021	\$455,000	\$70,000	\$525,000	\$525,000
2020	\$429,000	\$70,000	\$499,000	\$499,000

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

- 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.