



Address: [1200 MELODY LN](#)
City: KELLER
Georeference: 25735-5-1R
Subdivision: MELODY HILLS ESTATES ADDITION
Neighborhood Code: 3W090I

Latitude: 32.9599317587
Longitude: -97.2219657803
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 5 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: 2024

Personal Property Account: N/A

Agent: RANDALL RUDOLPH & ASSOCIATES INC (00130)

Notice Sent Date: 4/15/2025

Notice Value: \$1,210,419

Protest Deadline Date: 5/24/2024

Site Number: 01760068

Site Name: MELODY HILLS ESTATES ADDITION-5-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,436

Percent Complete: 60%

Land Sqft^{*}: 41,229

Land Acres^{*}: 0.9464

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

JEMCCOMBS REAL ESTATE LTD

Primary Owner Address:

712 N MAIN ST
KELLER, TX 76248

Deed Date: 1/13/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206027017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOMBS JOSEPH E JR	10/10/2002	00160670000124	0016067	0000124
MCCOMBS CAROLYN;MCCOMBS JOS E JR	7/6/1999	00139150000233	0013915	0000233
LANCE LEWIS E JR;LANCE VICTORIA D	10/17/1996	00125660000959	0012566	0000959
HOLLY DEBORAH;HOLLY ROBERT	9/28/1990	00101360001664	0010136	0001664
OBENLAND ROBERT E JR	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 ⁺
2025	\$710,587	\$499,832	\$1,210,419	\$1,164,907
2024	\$0	\$378,600	\$378,600	\$378,600
2023	\$388,601	\$150,000	\$538,601	\$538,601
2022	\$362,032	\$70,000	\$432,032	\$432,032
2021	\$315,567	\$70,000	\$385,567	\$385,567
2020	\$254,801	\$70,000	\$324,801	\$324,801

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.