



**Address:** [6020 GRAYSON ST](#)  
**City:** FORT WORTH  
**Georeference:** 25740-B-6  
**Subdivision:** MELODY OAKS ADDITION  
**Neighborhood Code:** 1H040I

**Latitude:** 32.7047252171  
**Longitude:** -97.2265915053  
**TAD Map:** 2084-376  
**MAPSCO:** TAR-079Z



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

## PROPERTY DATA

**Legal Description:** MELODY OAKS ADDITION  
Block B Lot 6

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1958

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01760416

**Site Name:** MELODY OAKS ADDITION-B-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 862

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,649

**Land Acres<sup>\*</sup>:** 0.1526

**Pool:** N

<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:**

CHAM MUSTAPHA

**Primary Owner Address:**

1105 STERLING TRACE DR  
MANSFIELD, TX 76063

**Deed Date:** 1/31/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220026359](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS EQUITY CAPITAL LLC	8/20/2019	<a href="#">D219187563</a>		
BRACY RANDAL L	8/9/2017	<a href="#">D217188274</a>		
FULLILOVE LUBERTA	9/1/2009	<a href="#">D209294378</a>	0000000	0000000
PHILLIPS MICHAEL	6/17/2008	<a href="#">D208426211</a>	0000000	0000000
PEREZ MERCEDES	7/10/2006	<a href="#">D206345430</a>	0000000	0000000
ALLEN RODNEY	7/13/2005	<a href="#">D205221816</a>	0000000	0000000
MASON MELISA B;MASON STACY LEE	4/4/1994	00115400002376	0011540	0002376
ADMINISTRATOR VETERAN AFFAIRS	9/8/1993	00112450000816	0011245	0000816
FEDERAL NATIONAL MORTGAGE ASSN	9/7/1993	00112350000389	0011235	0000389
DIETL FRANK JR;DIETL P E SANDERS	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	\$136,053	\$19,947	\$156,000	\$156,000
2024	\$136,053	\$19,947	\$156,000	\$156,000
2023	\$141,363	\$19,947	\$161,310	\$161,310
2022	\$142,066	\$5,000	\$147,066	\$147,066
2021	\$83,168	\$5,000	\$88,168	\$88,168
2020	\$79,492	\$5,000	\$84,492	\$84,492

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

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## Tarrant Appraisal District Property Information | PDF

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.