



Address: [6441 PEDEN RD](#)
City: TARRANT COUNTY
Georeference: A 726-5
Subdivision: HUDSON, MARY F SURVEY
Neighborhood Code: 2A200C

Latitude: 32.9429238864
Longitude: -97.5036712821
TAD Map: 1994-464
MAPSCO: TAR-016F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUDSON, MARY F SURVEY
Abstract 726 Tract 5 .50 AC

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 04598555
Site Name: HUDSON, MARY F SURVEY Abstract 726 Tract 5 .50 AC
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,440

State Code: A
Year Built: 1995
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$581,436
Protest Deadline Date: 5/24/2024

Percent Complete: 100%
Land Sqft^{*}: 24,463
Land Acres^{*}: 0.5616
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:
MELANSON RANDI
MELANSON JAMES MICHAEL
Primary Owner Address:
6441 PEDEN RD
FORT WORTH, TX 76179

Deed Date: 11/20/2024
Deed Volume:
Deed Page:
Instrument: [D224209637](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUMPHRIES JAMES D;HUMPHRIES JEREMY;HUMPHRIES KAYLA RENEE;HUMPHRIES RANDY DON;POND DANA LAVON	7/19/2023	D222158670		
HUMPHRIES BETTY LOU	6/20/2013	D213184344	0000000	0000000
HUMPHRIES JAMES D ETAL	10/20/2012	D212311391	0000000	0000000
HUMPHRIES BETTY LOU	2/10/2012	D212068901	0000000	0000000
HUMPHRIES BETTY;HUMPHRIES R C EST	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	\$302,305	\$279,131	\$581,436	\$581,436
2024	\$111,610	\$288,390	\$400,000	\$400,000
2023	\$226,610	\$288,390	\$515,000	\$515,000
2022	\$241,627	\$183,373	\$425,000	\$425,000
2021	\$116,627	\$183,373	\$300,000	\$300,000
2020	\$116,627	\$183,373	\$300,000	\$300,000

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.