



Address: [2574 MELODY HILLS DR](#)
City: FORT WORTH
Georeference: 25725-6-9B
Subdivision: MELODY HILLS ADDITION
Neighborhood Code: 3H050B

Latitude: 32.8326671583
Longitude: -97.3103993676
TAD Map: 2054-424
MAPSCO: TAR-049L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MELODY HILLS ADDITION
Block 6 Lot 9B 2005 REDMAN 16 X 76 LB#
PFS0891889 EATON PARK

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$48,696

Protest Deadline Date: 5/24/2024

Site Number: 04606728

Site Name: MELODY HILLS ADDITION-6-9B

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 1,216

Percent Complete: 100%

Land Sqft^{*}: 8,910

Land Acres^{*}: 0.2045

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:

BEARDEN MARY DONOHUE

Primary Owner Address:

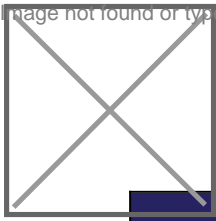
2574 MELODY HILLS DR
FORT WORTH, TX 76137-4003

Deed Date: 10/7/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204324822](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEVIL JAMES TEX	5/19/2003	00167240000155	0016724	0000155
LOGAN DONNA EST	8/12/1997	00000000000000	0000000	0000000
LOGAN DONNA;LOGAN R A EST	5/13/1996	00123650002127	0012365	0002127
DAVIS MARY LEE	12/9/1991	00104670001864	0010467	0001864
PRICE J C	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	\$15,284	\$33,412	\$48,696	\$29,282
2024	\$15,284	\$33,412	\$48,696	\$26,620
2023	\$15,761	\$33,412	\$49,173	\$24,200
2022	\$16,239	\$23,389	\$39,628	\$22,000
2021	\$8,000	\$12,000	\$20,000	\$20,000
2020	\$8,000	\$12,000	\$20,000	\$20,000

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.