



Address: [4953 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 25725-8-7
Subdivision: MELODY HILLS ADDITION
Neighborhood Code: 3H050B

Latitude: 32.8323634397
Longitude: -97.3090378436
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 8 Lot 7

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05681685

Site Name: MELODY HILLS ADDITION-8-7

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 12,000

Land Acres^{*}: 0.2754

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:

MARTIN WELTON

Primary Owner Address:

5504 ODESSA AVE
FORT WORTH, TX 76133-2210

Deed Date: 4/19/1994

Deed Volume: 0011546

Deed Page: 0001946

Instrument: 00115460001946



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATCHELOR THALIA R	9/13/1990	00100450000628	0010045	0000628
TECH-MATIC INC	6/29/1984	00078750000018	0007875	0000018
BATCHELOR LEE ANDREW ETAL	1/1/1984	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	\$0	\$39,750	\$39,750	\$39,750
2024	\$0	\$39,750	\$39,750	\$39,750
2023	\$0	\$39,750	\$39,750	\$39,750
2022	\$0	\$27,720	\$27,720	\$27,720
2021	\$0	\$15,000	\$15,000	\$15,000
2020	\$0	\$15,000	\$15,000	\$15,000

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

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.