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**Address:** [2110 MELANIE DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 36607-11-11  
**Subdivision:** ROSS DOWNS ESTATES  
**Neighborhood Code:** 3C020S

**Latitude:** 32.905467011  
**Longitude:** -97.1333744531  
**TAD Map:** 2108-448  
**MAPSCO:** TAR-040B



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

## PROPERTY DATA

**Legal Description:** ROSS DOWNS ESTATES Block  
11 Lot 11

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$653,790

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

**Site Number:** 06521878

**Site Name:** ROSS DOWNS ESTATES-11-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,591

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,476

**Land Acres<sup>\*</sup>:** 0.2404

**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:**

CARNAHAN SHANNON

**Primary Owner Address:**

2110 MELANIE DR  
COLLEYVILLE, TX 76034-5652

**Deed Date:** 10/25/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217254584](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARNAHAN SEAN;CARNAHAN SHANNON	7/30/2009	<a href="#">D209210454</a>	0000000	0000000
JONES AUDREY D;JONES RODNEY H	1/15/1998	00130580000032	0013058	0000032
114 CORRIDOR INC	5/10/1996	00123840000001	0012384	0000001
E R O DEVELOPMENT CO INC	1/1/1991	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	\$533,540	\$120,250	\$653,790	\$631,091
2024	\$533,540	\$120,250	\$653,790	\$573,719
2023	\$471,407	\$120,250	\$591,657	\$521,563
2022	\$406,311	\$120,250	\$526,561	\$474,148
2021	\$321,044	\$110,000	\$431,044	\$431,044
2020	\$296,000	\$110,000	\$406,000	\$406,000

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.