



Address: [2200 MELANIE DR](#)
City: COLLEYVILLE
Georeference: 36607-11-12
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9056462027
Longitude: -97.1332069895
TAD Map: 2108-448
MAPSCO: TAR-040B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROSS DOWNS ESTATES Block
11 Lot 12

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: \$707,959

Protest Deadline Date: 5/24/2024

Site Number: 06521886

Site Name: ROSS DOWNS ESTATES-11-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,917

Percent Complete: 100%

Land Sqft^{*}: 10,632

Land Acres^{*}: 0.2440

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:

ALEE RONALD M

Primary Owner Address:

2200 MELANIE DR
COLLEYVILLE, TX 76034

Deed Date: 4/4/2021

Deed Volume:

Deed Page:

Instrument: [D224132172](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALEE RENEE L;ALEE RONALD M	4/22/2005	D205135615	0000000	0000000
JONES JAMES W	7/30/1998	00133560000372	0013356	0000372
BARNETT VALERIE G ETAL	1/2/1997	00126500000535	0012650	0000535
CARRIAGE CUSTOM HOMES INC	3/24/1996	00123250002353	0012325	0002353
YARBROUGH GARY	3/23/1996	00123250002346	0012325	0002346
114 CORRIDOR INC	3/22/1996	00123250002378	0012325	0002378
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 ⁺
2025	\$585,909	\$122,050	\$707,959	\$707,959
2024	\$585,909	\$122,050	\$707,959	\$695,876
2023	\$516,991	\$122,050	\$639,041	\$579,897
2022	\$444,784	\$122,050	\$566,834	\$527,179
2021	\$369,254	\$110,000	\$479,254	\$479,254
2020	\$355,440	\$110,000	\$465,440	\$465,440

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.