



Address: [2202 MELANIE DR](#)
City: COLLEYVILLE
Georeference: 36607-11-13
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9058198457
Longitude: -97.1330224901
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 13

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: 1993

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 06521894

Site Name: ROSS DOWNS ESTATES-11-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,472

Percent Complete: 100%

Land Sqft^{*}: 12,563

Land Acres^{*}: 0.2884

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HICKFANG FREDRICK S

HICKFANG S K

Primary Owner Address:

2202 MELANIE DR
COLLEYVILLE, TX 76034-5653

Deed Date: 12/29/2000

Deed Volume: 0014672

Deed Page: 0000426

Instrument: 00146720000426

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANN JEFFREY P;DANN VICKI L	2/25/1994	00114750000575	0011475	0000575
HOLMES REDDING BLDRS INC	11/10/1993	00113350000225	0011335	0000225
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	\$340,481	\$144,200	\$484,681	\$484,681
2024	\$410,355	\$144,200	\$554,555	\$554,555
2023	\$449,656	\$144,200	\$593,856	\$518,013
2022	\$346,553	\$144,200	\$490,753	\$470,921
2021	\$318,110	\$110,000	\$428,110	\$428,110
2020	\$324,189	\$110,000	\$434,189	\$434,189

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.