



Address: [2204 MELANIE DR](#)
City: COLLEYVILLE
Georeference: 36607-11-14
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9059768974
Longitude: -97.1327934424
TAD Map: 2108-448
MAPSCO: TAR-040C



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 14

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$818,789

Protest Deadline Date: 5/24/2024

Site Number: 06521908

Site Name: ROSS DOWNS ESTATES-11-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,105

Percent Complete: 100%

Land Sqft^{*}: 18,295

Land Acres^{*}: 0.4199

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:

ASSAAD LINA HAKIM

Primary Owner Address:

2204 MELANIE DR
COLLEYVILLE, TX 76034

Deed Date: 10/13/2020

Deed Volume:

Deed Page:

Instrument: [D220325669](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASSAAD LINA HAKIM;BOUTROS FAYEZ	10/5/2020	D220260900		
ASSAAD LINA	5/6/2020	D220135872		
ASSAAD LINA;BOUTROS FAYEZ	10/18/2010	D210266208	0000000	0000000
ASSAAD LINA	6/16/2006	D206209341	0000000	0000000
ELLIS ROBERT W	3/29/1994	00115220002340	0011522	0002340
GRAY NORDLING INC	10/18/1993	00112920001892	0011292	0001892
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	\$608,789	\$210,000	\$818,789	\$726,241
2024	\$608,789	\$210,000	\$818,789	\$660,219
2023	\$543,144	\$210,000	\$753,144	\$600,199
2022	\$458,911	\$210,000	\$668,911	\$545,635
2021	\$386,032	\$110,000	\$496,032	\$496,032
2020	\$393,679	\$110,000	\$503,679	\$503,679

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.