



Address: [7954 MELLIE CT](#)
City: FORT WORTH
Georeference: 7850D-4-27
Subdivision: COLUMBUS HEIGHTS ADDITION
Neighborhood Code: 4S004F

Latitude: 32.6259737454
Longitude: -97.3977619518
TAD Map: 2030-348
MAPSCO: TAR-103J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLUMBUS HEIGHTS
ADDITION Block 4 Lot 27

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$415,472

Protest Deadline Date: 5/24/2024

Site Number: 07813619

Site Name: COLUMBUS HEIGHTS ADDITION-4-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,972

Percent Complete: 100%

Land Sqft^{*}: 13,068

Land Acres^{*}: 0.3000

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:

MUTTIAH RANJAN

Primary Owner Address:

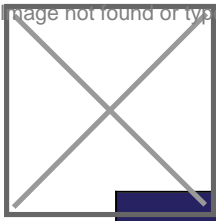
7954 MELLIE CT
FORT WORTH, TX 76123-4622

Deed Date: 8/31/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204282046](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOK DAVID A	1/27/2003	00163790000314	0016379	0000314
STANDARD PACIFIC OF TEXAS INC	12/6/2001	00153840000236	0015384	0000236
HILLWOOD RLD LP	1/1/2001	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	\$321,722	\$93,750	\$415,472	\$399,699
2024	\$321,722	\$93,750	\$415,472	\$363,363
2023	\$332,556	\$93,750	\$426,306	\$330,330
2022	\$260,716	\$68,750	\$329,466	\$300,300
2021	\$204,250	\$68,750	\$273,000	\$273,000
2020	\$204,250	\$68,750	\$273,000	\$273,000

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.