



Address: [6049 MELANIE DR](#)
City: FORT WORTH
Georeference: 307B-22-2
Subdivision: ALEXANDRA MEADOWS SOUTH
Neighborhood Code: 2N200D

Latitude: 32.8533951357
Longitude: -97.3309465851
TAD Map: 2048-428
MAPSCO: TAR-049A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ALEXANDRA MEADOWS
SOUTH Block 22 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40982874

Site Name: ALEXANDRA MEADOWS SOUTH-22-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,289

Percent Complete: 100%

Land Sqft^{*}: 4,400

Land Acres^{*}: 0.1010

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:

DETVONGSA VIENGSAVANH
KHAMVONGSA BOUANGEUN

Primary Owner Address:

6049 MELANIE DR
FORT WORTH, TX 76131

Deed Date: 5/11/2022

Deed Volume:

Deed Page:

Instrument: [D222129904](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DECINTI ERIC;DECINTI FREDRIC	4/15/2016	D216082075		
OLANG ELIZABETH	8/27/2014	D214201058		
OLANG ELIZABETH;OLANG FRANCIS	8/9/2006	D206252981	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2006	000000000000000	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	\$318,819	\$60,000	\$378,819	\$378,819
2024	\$318,819	\$60,000	\$378,819	\$378,819
2023	\$308,030	\$45,000	\$353,030	\$353,030
2022	\$252,000	\$45,000	\$297,000	\$297,000
2021	\$195,022	\$45,000	\$240,022	\$240,022
2020	\$173,264	\$45,000	\$218,264	\$218,264

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.