



Address: [6045 MELANIE DR](#)
City: FORT WORTH
Georeference: 307B-22-3
Subdivision: ALEXANDRA MEADOWS SOUTH
Neighborhood Code: 2N200D

Latitude: 32.8532844512
Longitude: -97.3309484144
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 3

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: 40982882
Site Name: ALEXANDRA MEADOWS SOUTH-22-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,357
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:
HERNANDEZ ARMANDO C
Primary Owner Address:
702 FOREST ST
GRAPEVINE, TX 76051

Deed Date: 6/28/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206208268](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/1/2006	0000000000000000	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	\$218,468	\$60,000	\$278,468	\$278,468
2024	\$218,468	\$60,000	\$278,468	\$278,468
2023	\$251,388	\$45,000	\$296,388	\$248,015
2022	\$186,207	\$45,000	\$231,207	\$225,468
2021	\$164,854	\$45,000	\$209,854	\$204,971
2020	\$149,453	\$45,000	\$194,453	\$186,337

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.