



Address: [6029 MELANIE DR](#)
City: FORT WORTH
Georeference: 307B-22-7
Subdivision: ALEXANDRA MEADOWS SOUTH
Neighborhood Code: 2N200D

Latitude: 32.8528397043
Longitude: -97.3309551698
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 7

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: 40982920

Site Name: ALEXANDRA MEADOWS SOUTH-22-7

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:

BAF 4 LLC

Primary Owner Address:

401 CONGRESS AVE 33RD FLOOR
AUSTIN, TX 78701

Deed Date: 4/25/2025

Deed Volume:

Deed Page:

Instrument: [D225073853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAF ASSETS LLC	6/18/2020	D220144049		
BAF 1 LLC	7/24/2019	D219163225		
DAL RESIDENTAL I INC	5/17/2013	D213148671	0000000	0000000
NANDAYAPA CHRISTINA;NANDAYAPA O	11/15/2008	000000000000000	0000000	0000000
DELGADO C;DELGADO O N NANDAYAPA JR	7/17/2008	D208302661	0000000	0000000
HISSEM DARLENE;HISSEM RICHARD D	7/20/2006	D206235797	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	\$188,087	\$60,000	\$248,087	\$248,087
2024	\$218,468	\$60,000	\$278,468	\$278,468
2023	\$242,000	\$45,000	\$287,000	\$287,000
2022	\$174,000	\$45,000	\$219,000	\$219,000
2021	\$149,584	\$45,000	\$194,584	\$194,584
2020	\$136,998	\$45,000	\$181,998	\$181,998

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.