



**Address:** [6001 MELANIE DR](#)  
**City:** FORT WORTH  
**Georeference:** 307B-22-14  
**Subdivision:** ALEXANDRA MEADOWS SOUTH  
**Neighborhood Code:** 2N200D

**Latitude:** 32.852040332  
**Longitude:** -97.3309661113  
**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 14

**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:** RYAN LLC (00320R)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40983005

**Site Name:** ALEXANDRA MEADOWS SOUTH-22-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,769

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

AMH 2014-2 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 9/19/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214209729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPETIES EIGHT LLC	12/10/2013	0000000000000000	0000000	0000000
LANZ ALICIA;LANZ GABRIEL	6/27/2011	<a href="#">D211152446</a>	0000000	0000000
SECRETARY OF HUD	1/10/2011	<a href="#">D211086356</a>	0000000	0000000
WELLS FARGO BANK N A	1/4/2011	<a href="#">D211009477</a>	0000000	0000000
PEREZ BERNICE;PEREZ FELIPE	8/17/2007	0000000000000000	0000000	0000000
PEREZ BERNICE;PEREZ FELIPE	2/23/2007	<a href="#">D207076957</a>	0000000	0000000
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 <sup>+</sup>
2025	\$191,277	\$60,000	\$251,277	\$251,277
2024	\$241,514	\$60,000	\$301,514	\$301,514
2023	\$276,300	\$45,000	\$321,300	\$321,300
2022	\$202,076	\$45,000	\$247,076	\$247,076
2021	\$175,104	\$45,000	\$220,104	\$220,104
2020	\$155,796	\$45,000	\$200,796	\$200,796

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.