



Address: [6044 MELANIE DR](#)
City: FORT WORTH
Georeference: 307B-23-3
Subdivision: ALEXANDRA MEADOWS SOUTH
Neighborhood Code: 2N200D

Latitude: 32.8532418703
Longitude: -97.3304173531
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 23 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

Notice Sent Date: 4/15/2025

Notice Value: \$278,468

Protest Deadline Date: 5/24/2024

Site Number: 40983080

Site Name: ALEXANDRA MEADOWS SOUTH-23-3

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:

KUCHINSKY MICHAEL J

Primary Owner Address:

6044 MELANIE DR
FORT WORTH, TX 76131

Deed Date: 7/1/2021

Deed Volume:

Deed Page:

Instrument: [D221198950](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUCHINSKY MICHAEL	1/25/2013	D213036493	0000000	0000000
ALLEN SHAWN DALE	11/17/2006	D206383719	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	\$218,468	\$60,000	\$278,468	\$278,468
2024	\$218,468	\$60,000	\$278,468	\$272,817
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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.