



Address: [6008 MELANIE DR](#)
City: FORT WORTH
Georeference: 307B-23-12
Subdivision: ALEXANDRA MEADOWS SOUTH
Neighborhood Code: 2N200D

Latitude: 32.8522466526
Longitude: -97.3304211274
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 12

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: 40983188
Site Name: ALEXANDRA MEADOWS SOUTH-23-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,459
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:

ALBANCES NESTOR D
ALBANCES M A

Primary Owner Address:

1500 HELM DR
OXNARD, CA 93035

Deed Date: 4/30/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213115279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALBANCES M A;ALBANCES NESTOR D	9/11/2007	D207328699	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 ⁺
2025	\$265,000	\$60,000	\$325,000	\$325,000
2024	\$265,000	\$60,000	\$325,000	\$325,000
2023	\$319,655	\$45,000	\$364,655	\$364,655
2022	\$280,317	\$45,000	\$325,317	\$325,317
2021	\$247,314	\$45,000	\$292,314	\$292,314
2020	\$223,501	\$45,000	\$268,501	\$268,501

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.