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Address: [6004 MELANIE DR](#)
City: FORT WORTH
Georeference: 307B-23-13
Subdivision: ALEXANDRA MEADOWS SOUTH
Neighborhood Code: 2N200D

Latitude: 32.8521362626
Longitude: -97.3304204834
TAD Map: 2048-428
MAPSCO: TAR-049A



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ALEXANDRA MEADOWS
SOUTH Block 23 Lot 13

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: 40983196

Site Name: ALEXANDRA MEADOWS SOUTH-23-13

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:

ARP 2014-1 BORROWER LLC

Primary Owner Address:

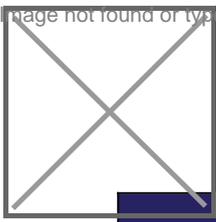
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 8/26/2014

Deed Volume:

Deed Page:

Instrument: [D214192570](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN RES LEASEING CO LLC	9/25/2013	D213252568	0000000	0000000
BURT JEREMY ROBERT	8/14/2007	D207298261	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2006	00000000000000	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	\$165,534	\$60,000	\$225,534	\$225,534
2024	\$190,621	\$60,000	\$250,621	\$250,621
2023	\$251,388	\$45,000	\$296,388	\$296,388
2022	\$170,210	\$45,000	\$215,210	\$215,210
2021	\$142,250	\$45,000	\$187,250	\$187,250
2020	\$125,740	\$45,000	\$170,740	\$170,740

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.