



Address: [5932 MELANIE DR](#)
City: FORT WORTH
Georeference: 307B-23-19
Subdivision: ALEXANDRA MEADOWS SOUTH
Neighborhood Code: 2N200D

Latitude: 32.8514377925
Longitude: -97.3304251182
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 19

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: 40983277

Site Name: ALEXANDRA MEADOWS SOUTH-23-19

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:

LAGUANA EDDIE J
LAGUANA CLAUDIA

Primary Owner Address:

601 GLADE STREAM CT
AZLE, TX 76020

Deed Date: 4/20/2021

Deed Volume:

Deed Page:

Instrument: [D221111336](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELL ISABEL	2/27/2020	D220048300		
MCCASLIN BRITTANY	9/28/2016	D216228636		
LEDEZMA CARLOS	11/21/2006	D207132166	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	\$218,468	\$60,000	\$278,468	\$278,468
2024	\$218,468	\$60,000	\$278,468	\$278,468
2023	\$251,388	\$45,000	\$296,388	\$296,388
2022	\$186,207	\$45,000	\$231,207	\$231,207
2021	\$164,854	\$45,000	\$209,854	\$209,854
2020	\$149,453	\$45,000	\$194,453	\$193,608

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.