



Address: [1120 MELODY LN](#)
City: KELLER
Georeference: 25735-4-7R1
Subdivision: MELODY HILLS ESTATES ADDITION
Neighborhood Code: 3W090I

Latitude: 32.9598733682
Longitude: -97.2247845624
TAD Map: 2084-468
MAPSCO: TAR-009Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MELODY HILLS ESTATES
ADDITION Block 4 Lot 7R1

Jurisdictions:
CITY OF KELLER (013)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2012
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$1,165,000
Protest Deadline Date: 5/24/2024

Site Number: 41477022
Site Name: MELODY HILLS ESTATES ADDITION Block 4 Lot 7R1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,871
Percent Complete: 100%
Land Sqft*: 53,361
Land Acres*: 1.2250
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:
HOLMES KEVIN
HOLMES MARSHA

Primary Owner Address:
1120 MELODY LN
KELLER, TX 76262-4304

Deed Date: 11/4/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210275804](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LICALSI LUCINDA;LICALSI ROBERT R	1/1/2009	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	\$720,000	\$445,000	\$1,165,000	\$775,973
2024	\$720,000	\$445,000	\$1,165,000	\$705,430
2023	\$615,000	\$150,000	\$765,000	\$641,300
2022	\$552,524	\$70,000	\$622,524	\$583,000
2021	\$460,000	\$70,000	\$530,000	\$530,000
2020	\$376,139	\$70,000	\$446,139	\$446,139

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)

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.