



**Address:** [4861 MELODYLANE ST](#)  
**City:** FORT WORTH  
**Georeference:** 25725-5-8R1  
**Subdivision:** MELODY HILLS ADDITION  
**Neighborhood Code:** 3H050B

**Latitude:** 32.8302088772  
**Longitude:** -97.3100131766  
**TAD Map:** 2054-420  
**MAPSCO:** TAR-049L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MELODY HILLS ADDITION  
Block 5 Lot 8R1

**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)

**Site Number:** 800067135  
**Site Name:** MELODY HILLS ADDITION Block 5 Lot 8R1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,565  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,940  
**Land Acres<sup>\*</sup>:** 0.1360  
**Pool:** N

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ABDUL HALIM BAN

**Primary Owner Address:**

7648 SCARLET VIEW TRL  
FORT WORTH, TX 76131

**Deed Date:** 11/9/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221329392](#)

## 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 <sup>+</sup>
2025	\$279,360	\$22,275	\$301,635	\$301,635
2024	\$279,360	\$22,275	\$301,635	\$301,635
2023	\$261,736	\$22,275	\$284,011	\$284,011
2022	\$183,198	\$22,275	\$205,473	\$205,473
0	\$0	\$0	\$0	\$0

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.