



**Address:** [4949 MELODYLANE ST](#)  
**City:** FORT WORTH  
**Georeference:** 25725-6-7R1  
**Subdivision:** MELODY HILLS ADDITION  
**Neighborhood Code:** 3H050B

**Latitude:** 32.8322963087  
**Longitude:** -97.3100050694  
**TAD Map:**  
**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 6 Lot 7R1

**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:** 2022  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800078694  
**Site Name:** MELODY HILLS ADDITION Block 6 Lot 7R1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,780  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1380  
**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:**  
RABATACH DARRION  
RABATACH ALEXANDRIA FAITH  
**Primary Owner Address:**  
4949 MELODYLANE ST  
FORT WORTH, TX 76137

**Deed Date:** 8/1/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223141876](#)

**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	\$327,324	\$30,000	\$357,324	\$357,324
2024	\$327,324	\$30,000	\$357,324	\$357,324
2023	\$268,000	\$30,000	\$298,000	\$298,000
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

- 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.