



## LOCATION

**Address:** [1210 MELODY LN](#)  
**City:** KELLER  
**Georeference:** 25735-5-2R  
**Subdivision:** MELODY HILLS ESTATES ADDITION  
**Neighborhood Code:** 3W090I

**Latitude:** 32.9599534816  
**Longitude:** -97.2214608898  
**TAD Map:** 2084-468  
**MAPSCO:** TAR-010W



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 5 Lot 2R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01760084

**Site Name:** MELODY HILLS ESTATES ADDITION-5-2R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,607

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 41,817

**Land Acres<sup>\*</sup>:** 0.9599

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

OBRZUT ERIN MICHELLE  
OBRZUT THOMAS RICHARD

**Primary Owner Address:**

1705 STERLING TRACE DR  
KELLER, TX 76248

**Deed Date:** 7/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224130374](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STOPPER ANN	6/24/2017	142-17-095560		
STOPPER ANN;STOPPER WILLIAM JOHN EST	12/31/1900	00060410000680	0006041	0000680

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$261,471	\$384,000	\$645,471	\$508,575
2023	\$422,888	\$150,000	\$572,888	\$462,341
2022	\$371,317	\$70,000	\$441,317	\$420,310
2021	\$343,437	\$70,000	\$413,437	\$382,100
2020	\$277,364	\$70,000	\$347,364	\$347,364

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

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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.