



LOCATION

Address: [6117 MELODY LN](#)

City: WATAUGA

Georeference: 40796-10-32

Subdivision: SUNNYBROOK ADDITION-WATAUGA

Neighborhood Code: 3M110G

Latitude: 32.8550737122

Longitude: -97.2491278466

TAD Map: 2072-432

MAPSCO: TAR-051B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNNYBROOK ADDITION-
WATAUGA Block 10 Lot 32

Jurisdictions:

CITY OF WATAUGA (031)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04446755

Site Name: SUNNYBROOK ADDITION-WATAUGA-10-32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,465

Percent Complete: 100%

Land Sqft^{*}: 6,854

Land Acres^{*}: 0.1573

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:

HARRIS ROD E

HARRIS FREIDA G

Primary Owner Address:

6117 MELODY LN

FORT WORTH, TX 76148-3618

Deed Date: 11/22/1994

Deed Volume: 0011811

Deed Page: 0000848

Instrument: 00118110000848

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TROY & NICHOLS INC	7/7/1994	00116500001790	0011650	0001790
SEC OF HUD	7/6/1994	00116680001571	0011668	0001571
KINGSMILL DONNA;KINGSMILL EDWARD	5/6/1983	00075030001184	0007503	0001184
RICHWAY HOMES INC	12/31/1900	00074280002285	0007428	0002285
OREIN BROWNING INC	12/30/1900	00000000000000	0000000	0000000
RICHWAY HOMES INC	12/29/1900	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	\$0	\$0	\$0	\$0
2024	\$241,996	\$50,000	\$291,996	\$255,736
2023	\$242,174	\$50,000	\$292,174	\$232,487
2022	\$210,789	\$25,000	\$235,789	\$211,352
2021	\$181,664	\$25,000	\$206,664	\$192,138
2020	\$165,233	\$25,000	\$190,233	\$174,671

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.