



LOCATION

Address: [5841 MELANIE DR](#)

City: FORT WORTH

Georeference: 307B-25-15

Subdivision: ALEXANDRA MEADOWS SOUTH

Neighborhood Code: 2N200D

Latitude: 32.8506279113

Longitude: -97.3311860953

TAD Map: 2048-428

MAPSCO: TAR-049A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ALEXANDRA MEADOWS
SOUTH Block 25 Lot 15

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40983714

Site Name: ALEXANDRA MEADOWS SOUTH-25-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,491

Percent Complete: 100%

Land Sqft^{*}: 4,400

Land Acres^{*}: 0.1010

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:

NGUYEN TRI M

NGUYEN PHUC MY

Primary Owner Address:

5841 MELANIE DR

FORT WORTH, TX 76131-1617

Deed Date: 5/7/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209127548](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN BILLY G JR;GREEN NANCY	3/13/2007	D207103076	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2006	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	\$0	\$0	\$0	\$0
2024	\$229,430	\$60,000	\$289,430	\$288,850
2023	\$264,194	\$45,000	\$309,194	\$262,591
2022	\$195,345	\$45,000	\$240,345	\$238,719
2021	\$172,787	\$45,000	\$217,787	\$217,017
2020	\$156,515	\$45,000	\$201,515	\$197,288

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.