


Property Search


Property ID: 1829784 - Tax Year: **2024**

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General Information

Property ID	1829784
Property Status	Active
Geographic ID	R-1863-000-1330-1
Property Type	Real
Property Address	60 Trailridge Dr Melissa, TX 75454
Total Land Area	265,494 sq. ft.
Total Improvement Main Area	3,652 sq. ft.
Abstract/Subdivision	 Country Ridge Phase Iv
Primary State Code	A (Residential Single-family)
Legal Description	COUNTRY RIDGE PHASE IV, LOT 133

Owner Information

Owner ID	1279477
Owner Name(s)	 Woodward Kristin Joy & Cory Patrick Miller
Exemptions	None
Percent Ownership	100.00%
Mailing Address	60 Trailridge Dr Melissa, TX 75454-8908

2024 Value Information

Improvement Homesite Value	\$675,538
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$675,538
Land Homesite Value	\$335,220
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$335,220
Total Market Value	\$1,010,758
Agricultural Use Loss	\$0
Total Appraised Value	\$1,010,758
Homestead Cap Loss	\$0
Total Assessed Value	\$1,010,758

Entities

Taxing Entity	Tax Rate	Collected By
CML (Melissa City)	0.454728 (2023 Rate)	Collin County Tax Office
GCN (Collin County)	0.149343 (2023 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2023 Rate)	Collin County Tax Office
SML (Melissa ISD)	1.257500 (2023 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential
State Code	A (Residential Single-family)
Homesite	Yes

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single-family)
Homesite	Yes

Market Value		\$640,538	
Total Main Area		n/a	
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	2015	2,456
2	MA2 - Main Area 2nd Floor	2015	1,197
3	AG - Attached Garage	2015	477
4	CP - Covered Porch/patio	2015	39
5	CP - Covered Porch/patio	2017	625

Market Value	\$335,220
Ag Use Value	n/a
Land Size	6.0949 acres 265,494 sq. ft.

Improvement #2	Miscellaneous		
State Code	A (Residential Single-family)		
Homesite	Yes		
Market Value	\$35,000		
Total Main Area	n/a		
Detail #	Type	Year Built	Sq. Ft.
1	PL - Pool		1

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$689,875	\$213,322	\$903,197	\$0	\$903,197	\$0	\$903,197
2022	\$708,836	\$152,373	\$861,209	\$0	\$861,209	\$163,597	\$697,612
2021	\$526,204	\$121,898	\$648,102	\$0	\$648,102	\$13,909	\$634,193
2020	\$454,641	\$121,898	\$576,539	\$0	\$576,539	\$0	\$576,539
2019	\$389,102	\$121,898	\$511,000	\$0	\$511,000	\$0	\$511,000

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
04/28/2023	ZP-1 INVESTMENTS LLC	WOODWARD KRISTIN JOY &	2023000046464	
04/02/2022	COX RUSSELL A	ZP-1 INVESTMENTS LLC	2022000077090	
11/06/2014	INGRAHAM WILLIAM L & GINA M	COX RUSSELL A	20141114001243940	

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.