



**Address:** [1817 MELBA CT](#)  
**City:** RIVER OAKS  
**Georeference:** 34510-17-19  
**Subdivision:** RIVER OAKS ADDITION (RIVER OAK  
**Neighborhood Code:** 2C020D

**Latitude:** 32.7876838367  
**Longitude:** -97.3934946967  
**TAD Map:** 2030-404  
**MAPSCO:** TAR-061F



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

## PROPERTY DATA

**Legal Description:** RIVER OAKS ADDITION (RIVER OAK Block 17 Lot 19

**Jurisdictions:**

- CITY OF RIVER OAKS (029)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CASTLEBERRY ISD (917)

**State Code:** A

**Year Built:** 1943

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02458187

**Site Name:** RIVER OAKS ADDITION (RIVER OAK-17-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,480

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,201

**Land Acres<sup>\*</sup>:** 0.1653

**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:**  
HERNANDEZ PEDRO  
**Primary Owner Address:**  
1817 MELBA CT  
RIVER OAKS, TX 76114

**Deed Date:** 4/6/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223057938](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
C&C RESIDENTIAL PROPERTIES INC	2/9/2023	<a href="#">D223021917</a>		
WILLIAMS DEANNA MAE	6/1/2010	<a href="#">D223021916</a>		
WILLIAMS KENNETH DEWREL	12/31/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$129,222	\$43,206	\$172,428	\$172,428
2023	\$196,979	\$43,206	\$240,185	\$240,185
2022	\$196,029	\$28,804	\$224,833	\$224,833
2021	\$162,542	\$16,000	\$178,542	\$178,542
2020	\$154,093	\$16,000	\$170,093	\$170,093

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

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.