

# Tarrant Appraisal District Property Information | PDF Account Number: 02458187

### Address: <u>1817 MELBA CT</u>

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:

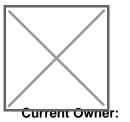
CITY OF RIVER OAKS (029) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CASTLEBERRY ISD (917)

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\*\*\*\*: 2,480 Percent Complete: 100% Land Sqft\*: 7,201 Land Acres\*: 0.1653 Pool: N

#### +++ Rounded

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

## **OWNER INFORMATION**



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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	D223021917		
WILLIAMS DEANNA MAE	6/1/2010	D223021916		
WILLIAMS KENNETH DEWREL	12/31/1900	000000000000000000000000000000000000000	000000	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	\$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.