



Address: [1729 MELBA CT](#)
City: RIVER OAKS
Georeference: 34510-17-26
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7866387887
Longitude: -97.3934548523
TAD Map: 2030-404
MAPSCO: TAR-061K



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

PROPERTY DATA

Legal Description: RIVER OAKS ADDITION (RIVER OAK Block 17 Lot 26

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: 02458268

Site Name: RIVER OAKS ADDITION (RIVER OAK-17-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 803

Percent Complete: 100%

Land Sqft^{*}: 7,834

Land Acres^{*}: 0.1798

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:
BEAYRD DAVID M
Primary Owner Address:
1729 MELBA CT
RIVER OAKS, TX 76114

Deed Date: 8/9/2019
Deed Volume:
Deed Page:
Instrument: [D219177907](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DICKEY GREGORY KENT	4/3/2019	D219078838		
DICKEY TRUMAN L EST	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*
2025	\$0	\$0	\$0	\$0
2024	\$109,838	\$47,004	\$156,842	\$126,361
2023	\$106,445	\$47,004	\$153,449	\$114,874
2022	\$89,439	\$31,336	\$120,775	\$104,431
2021	\$89,927	\$16,000	\$105,927	\$94,937
2020	\$70,306	\$16,000	\$86,306	\$86,306

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)
- DISABLED VET 70 to 99 PCT 11.22

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.