



Address: [1721 MELBA CT](#)
City: RIVER OAKS
Georeference: 34510-17-28
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7863431179
Longitude: -97.3934492405
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 28

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: 02458284

Site Name: RIVER OAKS ADDITION (RIVER OAK-17-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 810

Percent Complete: 100%

Land Sqft^{*}: 7,384

Land Acres^{*}: 0.1695

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:

ARREGUIN FRANCISCO
ARREGUIN MARIC

Primary Owner Address:

1721 MELBA CT
RIVER OAKS, TX 76114-2142

Deed Date: 11/2/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205340445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARREGUIN FRANCISCO	12/14/1999	00141730000129	0014173	0000129
ARREGUIN BARBA;ARREGUIN FRANCISCO	4/20/1988	00092540002136	0009254	0002136
YOSTEN MICHAEL	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	\$110,448	\$44,304	\$154,752	\$107,289
2023	\$107,036	\$44,304	\$151,340	\$97,535
2022	\$89,937	\$29,536	\$119,473	\$88,668
2021	\$90,427	\$16,000	\$106,427	\$80,607
2020	\$70,696	\$16,000	\$86,696	\$73,279

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.