



Address: [1603 NANCY LN](#)
City: RIVER OAKS
Georeference: A 229-3F05
Subdivision: BOICOURT, GEORGE W SURVEY
Neighborhood Code: 2C020A

Latitude: 32.7846138446
Longitude: -97.4032102096
TAD Map: 2024-404
MAPSCO: TAR-061J



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

PROPERTY DATA

Legal Description: BOICOURT, GEORGE W SURVEY Abstract 229 Tract 3F05

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: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04531752

Site Name: BOICOURT, GEORGE W SURVEY-3F05

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,755

Percent Complete: 100%

Land Sqft^{*}: 9,888

Land Acres^{*}: 0.2270

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:

ECKERT CULLEN
ECKERT MELISSA

Deed Date: 12/3/2018

Deed Volume:

Deed Page:

Instrument: [D218266839](#)

Primary Owner Address:

612 PAINTBRUSH HOLLOW ST
FREDERICKSBURG, TX 78624

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTANEDA GUSTAVO	6/8/2017	D217155144		
TERRY CHARLES D JR;TERRY SAND	10/9/2012	D212259400	0000000	0000000
TERRY CHARLES D ETAL JR	6/29/1994	00116410001513	0011641	0001513
SOUTHWEST BANK	2/1/1994	00114620000978	0011462	0000978
TEAGUE DONALD;TEAGUE ROSEMARY	2/3/1993	00109740001068	0010974	0001068
DIXON JANA D;DIXON ODIS EARL	10/12/1984	00079770001855	0007977	0001855
PORTMAN ERNEST P	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	\$268,421	\$59,329	\$327,750	\$327,750
2023	\$254,671	\$59,329	\$314,000	\$314,000
2022	\$229,940	\$39,552	\$269,492	\$269,492
2021	\$208,339	\$15,000	\$223,339	\$223,339
2020	\$208,339	\$15,000	\$223,339	\$223,339

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.