



Address: [312 MERRITT ST](#)
City: RIVER OAKS
Georeference: 24400-1-AR
Subdivision: LUCAS, J D SUBDIVISION
Neighborhood Code: 2C010A

Latitude: 32.7651805275
Longitude: -97.3967397936
TAD Map: 2030-396
MAPSCO: TAR-061S



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

PROPERTY DATA

Legal Description: LUCAS, J D SUBDIVISION Block
1 Lot AR

Jurisdictions:

- CITY OF RIVER OAKS (029)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CASTLEBERRY ISD (917)

State Code: A

Year Built: 1940

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40189473

Site Name: LUCAS, J D SUBDIVISION 1 AR

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,658

Percent Complete: 100%

Land Sqft^{*}: 16,138

Land Acres^{*}: 0.3704

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:
ALLEN JAMES EUGENE
Primary Owner Address:
312 MERRITT ST
RIVER OAKS, TX 76114

Deed Date: 11/16/2018
Deed Volume:
Deed Page:
Instrument: [D219031699](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN JAMES E	1/1/2017	D216124140		
ALLEN BRIAN L;ALLEN JAMES E	2/1/2016	D217040860		
ALLEN BRIAN L;ALLEN JAMES E	2/1/2016	D216124140		
ALLEN MARGIE L	1/1/2002	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	\$141,131	\$72,276	\$213,407	\$169,104
2023	\$137,522	\$72,276	\$209,798	\$153,731
2022	\$137,220	\$46,155	\$183,375	\$139,755
2021	\$117,475	\$20,000	\$137,475	\$127,050
2020	\$118,209	\$20,000	\$138,209	\$115,500

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.