



**Address:** [731 MERRITT ST](#)  
**City:** RIVER OAKS  
**Georeference:** 14060--12A-A  
**Subdivision:** FOREST ACRES ADDITION  
**Neighborhood Code:** 2C010A

**Latitude:** 32.7714054152  
**Longitude:** -97.3973902692  
**TAD Map:** 2030-400  
**MAPSCO:** TAR-061N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOREST ACRES ADDITION Lot 12A

**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:** 1936

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$319,245

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00941034

**Site Name:** FOREST ACRES ADDITION-12A-A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,360

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,003

**Land Acres<sup>\*</sup>:** 0.5969

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

ESPINOSA JAMES

**Primary Owner Address:**

731 MERRITT ST  
FORT WORTH, TX 76114-2959

**Deed Date:** 6/30/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204091851](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESPINOSA JAMES A;ESPINOSA SYLVIA	1/22/1992	00105130001065	0010513	0001065
MCGEE LUNETTA ETAL	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$211,277	\$92,006	\$303,283	\$285,500
2024	\$227,239	\$92,006	\$319,245	\$259,545
2023	\$200,994	\$92,006	\$293,000	\$235,950
2022	\$225,655	\$55,906	\$281,561	\$214,500
2021	\$170,000	\$25,000	\$195,000	\$195,000
2020	\$170,000	\$25,000	\$195,000	\$180,377

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.