



Address: [1162 MERRITT ST](#)
City: RIVER OAKS
Georeference: 34510-2-38
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7786726483
Longitude: -97.3966008608
TAD Map: 2030-404
MAPSCO: TAR-061J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER OAKS ADDITION (RIVER
OAK Block 2 Lot 38

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: 1943

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02452855

Site Name: RIVER OAKS ADDITION (RIVER OAK-2-38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 905

Percent Complete: 100%

Land Sqft^{*}: 8,838

Land Acres^{*}: 0.2028

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:

JUAREZ CARLOS
MANCERA ARIANA

Primary Owner Address:

5502 URBANVIEW ST
FORT WORTH, TX 76114

Deed Date: 5/6/2025

Deed Volume:

Deed Page:

Instrument: [D225079676](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JILL GAY NICHOLAS TRUST	4/7/2020	D220088277		
BOND CHARLES;BOND MICHAEL;HAMPSON KRISTIE M;NICHOLAS JILL G;NICHOLAS SHANE;WALLACE LAURA D	7/12/1999	D220091013-CORR		
NICHOLAS BILLIE LAVERNE	1/30/1994	D220088275		
NICHOLAS EARL R ESTATE	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 ⁺
2025	\$118,327	\$53,028	\$171,355	\$171,355
2024	\$118,327	\$53,028	\$171,355	\$171,355
2023	\$114,672	\$53,028	\$167,700	\$167,700
2022	\$96,352	\$35,352	\$131,704	\$131,704
2021	\$96,878	\$16,000	\$112,878	\$112,878
2020	\$75,740	\$16,000	\$91,740	\$91,740

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.