



Address: [1809 MELBA CT](#)
City: RIVER OAKS
Georeference: 34510-17-21
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7873801863
Longitude: -97.3934799349
TAD Map: 2030-404
MAPSCO: TAR-061F



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 17 Lot 21 50% UNDIVIDED INTEREST

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

Notice Sent Date: 4/15/2025

Notice Value: \$83,794

Protest Deadline Date: 5/24/2024

Site Number: 02458209

Site Name: RIVER OAKS ADDITION (RIVER OAK-17-21

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 886

Percent Complete: 100%

Land Sqft^{*}: 7,365

Land Acres^{*}: 0.1690

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:

JARAMILLO MARIA

Primary Owner Address:

1809 MELBA CT
FORT WORTH, TX 76114-2182

Deed Date: 7/31/2014

Deed Volume:

Deed Page:

Instrument: [D202182741](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JARAMILLO FRANCISCO;JARAMILLO MARIA	7/1/2002	00157930000281	0015793	0000281
RUSHING FRED M	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	\$61,699	\$22,095	\$83,794	\$57,654
2024	\$61,699	\$22,095	\$83,794	\$52,413
2023	\$59,925	\$22,095	\$82,020	\$47,648
2022	\$50,918	\$14,730	\$65,648	\$43,316
2021	\$51,207	\$8,000	\$59,207	\$39,378
2020	\$40,510	\$8,000	\$48,510	\$35,798

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.