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Address: [1737 MELBA CT](#)
City: RIVER OAKS
Georeference: 34510-17-24
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7869363898
Longitude: -97.3934662568
TAD Map: 2030-404
MAPSCO: TAR-061F



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

PROPERTY DATA

Legal Description: RIVER OAKS ADDITION (RIVER
OAK Block 17 Lot 24

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: RESOLUTE PROPERTY TAX SOLUTION (00088)
Protest Deadline Date: 5/24/2024

Site Number: 02458233
Site Name: RIVER OAKS ADDITION (RIVER OAK-17-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 780
Percent Complete: 100%
Land Sqft^{*}: 6,930
Land Acres^{*}: 0.1590

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
ABCDE PROPERTIES LLC
Primary Owner Address:
16417 MINNEHAHA ST
GRANADA HILLS, CA 91344

Deed Date: 9/26/2023
Deed Volume:
Deed Page:
Instrument: [D223175241](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABRERA FAMILY REVOCABLE TRUST	2/1/2022	D222034066		
AMBITION GROUP LLC	6/30/2021	D221190676		
BURNS CATHY;BURNS TERRY LYNN	2/2/1976	00059600000279	0005960	0000279



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	\$112,420	\$41,580	\$154,000	\$154,000
2024	\$112,420	\$41,580	\$154,000	\$154,000
2023	\$130,119	\$41,580	\$171,699	\$171,699
2022	\$87,558	\$27,720	\$115,278	\$115,278
2021	\$88,036	\$16,000	\$104,036	\$104,036
2020	\$68,827	\$16,000	\$84,827	\$84,827

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.