



**Address:** [1729 MELBA CT](#)  
**City:** RIVER OAKS  
**Georeference:** 34510-17-26  
**Subdivision:** RIVER OAKS ADDITION (RIVER OAK  
**Neighborhood Code:** 2C020D

**Latitude:** 32.7866387887  
**Longitude:** -97.3934548523  
**TAD Map:** 2030-404  
**MAPSCO:** TAR-061K



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 26

**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:** \$156,842

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

**Site Number:** 02458268

**Site Name:** RIVER OAKS ADDITION (RIVER OAK-17-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 803

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,834

**Land Acres<sup>\*</sup>:** 0.1798

**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:**

BEAYRD DAVID M

**Primary Owner Address:**

1729 MELBA CT  
RIVER OAKS, TX 76114

**Deed Date:** 8/9/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219177907](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DICKEY GREGORY KENT	4/3/2019	<a href="#">D219078838</a>		
DICKEY TRUMAN L EST	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	\$109,838	\$47,004	\$156,842	\$138,997
2024	\$109,838	\$47,004	\$156,842	\$126,361
2023	\$106,445	\$47,004	\$153,449	\$114,874
2022	\$89,439	\$31,336	\$120,775	\$104,431
2021	\$89,927	\$16,000	\$105,927	\$94,937
2020	\$70,306	\$16,000	\$86,306	\$86,306

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)
- DISABLED VET 70 to 99 PCT 11.22

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.