



Address: [1725 MELBA CT](#)
City: RIVER OAKS
Georeference: 34510-17-27
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7864920166
Longitude: -97.3934531736
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 27

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: \$180,804

Protest Deadline Date: 5/24/2024

Site Number: 02458276

Site Name: RIVER OAKS ADDITION (RIVER OAK-17-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,005

Percent Complete: 100%

Land Sqft^{*}: 6,708

Land Acres^{*}: 0.1539

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:

CABALLERO CARMEN YOLANDA

Primary Owner Address:

1725 MELBA CT
FORT WORTH, TX 76114

Deed Date: 12/22/2016

Deed Volume:

Deed Page:

Instrument: M216012678

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARIN CARMEN Y	7/17/2015	D215212312		
GOMEZ CARMEN;GOMEZ JOSE L	10/6/1995	00121400001294	0012140	0001294
SEC OF HUD	5/3/1995	00119770000281	0011977	0000281
TURNER YOUNG INV CO	5/2/1995	00119560000247	0011956	0000247
FISLER MARK A;FISLER PATRICIA ANN	12/31/1900	00000000000000	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	\$140,556	\$40,248	\$180,804	\$160,036
2024	\$140,556	\$40,248	\$180,804	\$145,487
2023	\$136,731	\$40,248	\$176,979	\$132,261
2022	\$117,099	\$26,832	\$143,931	\$120,237
2021	\$117,781	\$16,000	\$133,781	\$109,306
2020	\$93,950	\$16,000	\$109,950	\$99,369

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.