

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02458306

Address: <u>1713 MELBA CT</u>

City: RIVER OAKS

**Georeference:** 34510-17-30

Subdivision: RIVER OAKS ADDITION (RIVER OAK

Neighborhood Code: 2C020D

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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 30

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: \$185,518

Protest Deadline Date: 5/24/2024

**Latitude:** 32.7860420213 **Longitude:** -97.3934750012

TAD Map: 2030-404

MAPSCO: TAR-061K



Site Number: 02458306

Site Name: RIVER OAKS ADDITION (RIVER OAK-17-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,042
Percent Complete: 100%

Land Sqft\*: 7,765 Land Acres\*: 0.1782

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

DURAN HECTOR M DURAN ANA M

**Primary Owner Address:** 

1713 MELBA CT

FORT WORTH, TX 76114-2142

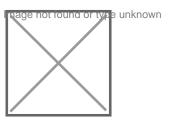
Deed Date: 8/18/1993
Deed Volume: 0011215
Deed Page: 0002137

Instrument: 00112150002137

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$138,928	\$46,590	\$185,518	\$143,692
2024	\$138,928	\$46,590	\$185,518	\$130,629
2023	\$134,969	\$46,590	\$181,559	\$118,754
2022	\$114,845	\$31,060	\$145,905	\$107,958
2021	\$115,500	\$16,000	\$131,500	\$98,144
2020	\$91,511	\$16,000	\$107,511	\$89,222

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.