



Address: [1713 MELBA CT](#)
City: RIVER OAKS
Georeference: 34510-17-30
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7860420213
Longitude: -97.3934750012
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 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

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.

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

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
CRIBBS THELMA L EST	12/31/1900	0000000000000000	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	\$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.

+ 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.