



Address: [1700 MELBA CT](#)
City: RIVER OAKS
Georeference: 34510-18-1
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7855917341
Longitude: -97.3929603543
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 18 Lot 1

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: ERIC SIMMONS (07077)
Protest Deadline Date: 5/24/2024

Site Number: 02458403
Site Name: RIVER OAKS ADDITION (RIVER OAK-18-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,284
Percent Complete: 100%
Land Sqft^{*}: 10,094
Land Acres^{*}: 0.2317
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:
SIMMONS DAVID H
Primary Owner Address:
139 WESTLAKE CT
AZLE, TX 76020

Deed Date: 8/8/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205238167](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENDERSON BELINDA JOY	7/29/2005	D205238165	0000000	0000000
HENDERSON RALPH	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	\$120,812	\$60,188	\$181,000	\$181,000
2024	\$120,812	\$60,188	\$181,000	\$181,000
2023	\$94,812	\$60,188	\$155,000	\$155,000
2022	\$79,927	\$40,073	\$120,000	\$120,000
2021	\$104,000	\$16,000	\$120,000	\$120,000
2020	\$68,859	\$16,000	\$84,859	\$84,859

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.