



**Address:** [1708 MELBA CT](#)  
**City:** RIVER OAKS  
**Georeference:** 34510-18-3  
**Subdivision:** RIVER OAKS ADDITION (RIVER OAK  
**Neighborhood Code:** 2C020D

**Latitude:** 32.7860195042  
**Longitude:** -97.3928579585  
**TAD Map:** 2030-404  
**MAPSCO:** TAR-061K



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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 18 Lot 3

**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:** INTEGRATAX (00753)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02458438  
**Site Name:** RIVER OAKS ADDITION (RIVER OAK-18-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 804  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,967  
**Land Acres<sup>\*</sup>:** 0.1828  
**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:**  
HQ RENTAL PROPERTY LLC  
**Primary Owner Address:**  
9908 BISON CT  
FORT WORTH, TX 76244-5015

**Deed Date:** 3/20/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218066771](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STODDARD DUANE L	4/14/2017	<a href="#">D217083864</a>		
WOODWARD KIMBERLY	3/28/2017	<a href="#">D217067926</a>		
PELT KIMBERLY EVONNE	7/25/2011	00000000000000	0000000	0000000
CUNNINGHAM KIMBERLY EVONNE	9/3/2005	00000000000000	0000000	0000000
WOODWARD KIMBERLY EVONNE	10/20/2003	00000000000000	0000000	0000000
WOODWARD CHRISTOPHER;WOODWARD KIMBER	9/1/2002	001617400000098	0016174	0000098
SHELTON JERRY MYERS	3/29/2001	001481800000043	0014818	0000043
BRISTER GARY;BRISTER JESSICA PRUITT	5/30/1996	00123860001500	0012386	0001500
ORAND K C	3/10/1988	00092150000922	0009215	0000922
EVANS EZRA	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 <sup>+</sup>
2025	\$70,220	\$47,802	\$118,022	\$118,022
2024	\$97,743	\$47,802	\$145,545	\$145,545
2023	\$84,894	\$47,802	\$132,696	\$132,696
2022	\$78,951	\$31,868	\$110,819	\$110,819
2021	\$79,165	\$16,000	\$95,165	\$95,165
2020	\$70,359	\$16,000	\$86,359	\$86,359

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

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## Tarrant Appraisal District Property Information | PDF

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.