



**Address:** [1724 MELBA CT](#)  
**City:** RIVER OAKS  
**Georeference:** 34510-18-7  
**Subdivision:** RIVER OAKS ADDITION (RIVER OAK  
**Neighborhood Code:** 2C020D

**Latitude:** 32.7866396016  
**Longitude:** -97.3928445441  
**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 7

**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:** \$185,407  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02458470  
**Site Name:** RIVER OAKS ADDITION (RIVER OAK-18-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,008  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,138  
**Land Acres<sup>\*</sup>:** 0.1868  
**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:**  
MOHLER GAROLD R  
**Primary Owner Address:**  
1724 MELBA CT  
FORT WORTH, TX 76114-2142

**Deed Date:** 8/20/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-19-129154

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOHLER AMELIA EST;MOHLER GAROLD R	12/31/1900	000477900000005	0004779	0000005



## VALUES

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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	\$136,579	\$48,828	\$185,407	\$139,805
2024	\$136,579	\$48,828	\$185,407	\$127,095
2023	\$132,709	\$48,828	\$181,537	\$115,541
2022	\$113,001	\$32,552	\$145,553	\$105,037
2021	\$113,647	\$16,000	\$129,647	\$95,488
2020	\$90,110	\$16,000	\$106,110	\$86,807

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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- 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.