

Image not found or type unknown



Address: [1728 MELBA CT](#)

City: RIVER OAKS

Georeference: 34510-18-8

Subdivision: RIVER OAKS ADDITION (RIVER OAK

Neighborhood Code: 2C020D

Latitude: 32.78678872

Longitude: -97.392841005

TAD Map: 2030-404

MAPSCO: TAR-061F



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 8

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

Protest Deadline Date: 5/24/2024

Site Number: 02458489

Site Name: RIVER OAKS ADDITION (RIVER OAK-18-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 858

Percent Complete: 100%

Land Sqft^{*}: 7,151

Land Acres^{*}: 0.1641

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:

HOLLAND AMANDA MICHELLE

Primary Owner Address:

1728 MELBA CT

RIVER OAKS, TX 76114

Deed Date: 2/12/2020

Deed Volume:

Deed Page:

Instrument: [D220035741](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| AUSTIN MARY ANN | 1/6/2017 | D217008606 | | |
| RUIZ RICHARD | 1/17/2003 | 00163390000217 | 0016339 | 0000217 |
| SIMMONS DEANNA R;SIMMONS ERIC B | 6/3/1999 | 00138500000057 | 0013850 | 0000057 |
| CAGLE EVA M | 3/22/1990 | 00098780002153 | 0009878 | 0002153 |
| SECRETARY OF HUD | 11/8/1989 | 00097920000857 | 0009792 | 0000857 |
| BANCPLUS MORTGAGE CORP | 11/7/1989 | 00097580000780 | 0009758 | 0000780 |
| SIMMONDS PATRICIA M | 9/5/1985 | 00082980000523 | 0008298 | 0000523 |
| GRIFFITH RAY | 5/23/1985 | 00081890001023 | 0008189 | 0001023 |
| JIMMY GLEN PRESSLY | 5/1/1982 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$114,517 | \$42,906 | \$157,423 | \$157,423 |
| 2024 | \$114,517 | \$42,906 | \$157,423 | \$157,423 |
| 2023 | \$98,094 | \$42,906 | \$141,000 | \$141,000 |
| 2022 | \$93,250 | \$28,604 | \$121,854 | \$121,854 |
| 2021 | \$93,758 | \$16,000 | \$109,758 | \$109,758 |
| 2020 | \$73,300 | \$16,000 | \$89,300 | \$89,300 |

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.