



Address: [1812 MELBA CT](#)
City: RIVER OAKS
Georeference: 34510-18-13
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7875579482
Longitude: -97.3928676082
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 13

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$216,764

Protest Deadline Date: 5/24/2024

Site Number: 02458535

Site Name: RIVER OAKS ADDITION (RIVER OAK-18-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,438

Percent Complete: 100%

Land Sqft^{*}: 8,363

Land Acres^{*}: 0.1919

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:

BAKER BILLY JOE JR

Primary Owner Address:

1812 MELBA CT
FORT WORTH, TX 76114-2141

Deed Date: 12/31/1900

Deed Volume: 00000000

Deed Page: 00000000

Instrument: 0000000000000000

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 | \$166,586 | \$50,178 | \$216,764 | \$193,943 |
| 2024 | \$166,586 | \$50,178 | \$216,764 | \$176,312 |
| 2023 | \$161,704 | \$50,178 | \$211,882 | \$160,284 |
| 2022 | \$137,002 | \$33,452 | \$170,454 | \$145,713 |
| 2021 | \$137,772 | \$16,000 | \$153,772 | \$132,466 |
| 2020 | \$108,665 | \$16,000 | \$124,665 | \$120,424 |

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.