



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.