



Address: [1605 NANCY LN](#)
City: RIVER OAKS
Georeference: A 229-3F17
Subdivision: BOICOURT, GEORGE W SURVEY
Neighborhood Code: 2C020A

Latitude: 32.7847847156
Longitude: -97.4032116327
TAD Map: 2024-404
MAPSCO: TAR-061J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BOICOURT, GEORGE W
SURVEY Abstract 229 Tract 3F17

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: 1940
Personal Property Account: N/A
Agent: PROPERTY TAX LOCK (11667)
Notice Sent Date: 4/15/2025
Notice Value: \$213,001
Protest Deadline Date: 5/24/2024

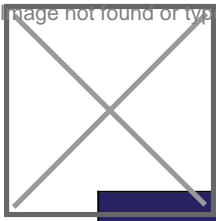
Site Number: 04531760
Site Name: BOICOURT, GEORGE W SURVEY-3F17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,626
Percent Complete: 100%
Land Sqft^{*}: 9,888
Land Acres^{*}: 0.2270
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
J DOLORES ROSARIO FRIAS ORTIZ AND LEONOR TORRES MELCHOR REVOCABLE LIVING TRUST
Primary Owner Address:
525 PALMETTO DR
FORT WORTH, TX 76114
Deed Date: 2/14/2025
Deed Volume:
Deed Page:
Instrument: [D225031465](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRIAS J DELORES;TORRES LEONOR	12/17/2015	D215285915		
MOORE JENNIFER;MOORE JERRY B	5/2/1985	00058530000276	0005853	0000276
MOORE JERRY	12/31/1900	000000000000000	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	\$153,672	\$59,329	\$213,001	\$213,001
2024	\$153,672	\$59,329	\$213,001	\$213,001
2023	\$149,672	\$59,329	\$209,001	\$209,001
2022	\$153,147	\$39,552	\$192,699	\$192,699
2021	\$170,506	\$15,000	\$185,506	\$185,506
2020	\$135,765	\$15,000	\$150,765	\$150,765

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.