



**Address:** [2607 MELBOURNE CT](#)  
**City:** PANTEGO  
**Georeference:** 38896B-1-8  
**Subdivision:** SMITH BARRY FARMS  
**Neighborhood Code:** 1C220I

**Latitude:** 32.7113263843  
**Longitude:** -97.1514840139  
**TAD Map:** 2102-380  
**MAPSCO:** TAR-081Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SMITH BARRY FARMS Block 1  
Lot 8

**Jurisdictions:**

TOWN OF PANTEGO (019)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$610,961

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41020510

**Site Name:** SMITH BARRY FARMS-1-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,300

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,875

**Land Acres<sup>\*</sup>:** 0.3185

**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:**

VINYARD RACHEL E  
HAYSE RYAN T

**Primary Owner Address:**

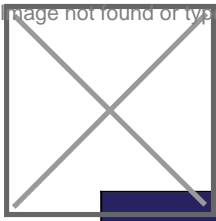
2607 MELBOURN CT  
PANTEGO, TX 76013

**Deed Date:** 6/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218141182](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DALTON RICHARD W;DALTON ROBIN	1/10/2014	<a href="#">D214083824</a>	0000000	0000000
ALDRIDGE BUILDING CORP	6/21/2013	<a href="#">D213169115</a>	0000000	0000000
ALLSWELL LAND DEVELOPMENT LLC	1/1/2006	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 <sup>+</sup>
2025	\$499,711	\$111,250	\$610,961	\$554,237
2024	\$499,711	\$111,250	\$610,961	\$503,852
2023	\$368,750	\$111,250	\$480,000	\$458,047
2022	\$351,406	\$65,000	\$416,406	\$416,406
2021	\$352,999	\$65,000	\$417,999	\$417,999
2020	\$358,688	\$65,000	\$423,688	\$423,688

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.