



**Address:** [1809 MELBA CT](#)  
**City:** RIVER OAKS  
**Georeference:** 34510-17-21  
**Subdivision:** RIVER OAKS ADDITION (RIVER OAK  
**Neighborhood Code:** 2C020D

**Latitude:** 32.7873801863  
**Longitude:** -97.3934799349  
**TAD Map:**  
**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 17 Lot 21 50% UNDIVIDED INTEREST

**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

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

**Notice Value:** \$83,794

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

**Site Number:** 02458209

**Site Name:** RIVER OAKS ADDITION (RIVER OAK-17-21

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 886

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,365

**Land Acres<sup>\*</sup>:** 0.1690

**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:**

JARAMILLO FRANCISCO

**Primary Owner Address:**

1809 MELBA CT  
FORT WORTH, TX 76114-2182

**Deed Date:** 7/31/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D202182741](#)

## 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	\$61,699	\$22,095	\$83,794	\$57,654
2024	\$61,699	\$22,095	\$83,794	\$52,413
2023	\$59,925	\$22,095	\$82,020	\$47,648
2022	\$50,918	\$14,730	\$65,648	\$43,316
2021	\$51,207	\$8,000	\$59,207	\$39,378
2020	\$40,510	\$8,000	\$48,510	\$35,798

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.