

## LOCATION

**Address:** [1808 MELBA CT](#)

**City:** RIVER OAKS

**Georeference:** 34510-18-12

**Subdivision:** RIVER OAKS ADDITION (RIVER OAK

**Neighborhood Code:** 2C020D

**Latitude:** 32.7874041849

**Longitude:** -97.3928416621

**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 12

**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

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02458527

**Site Name:** RIVER OAKS ADDITION (RIVER OAK-18-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,135

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,280

**Land Acres<sup>\*</sup>:** 0.1900

**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:**

TURNER MARY NELL

**Primary Owner Address:**

1808 MELBA CT

RIVER OAKS, TX 76114

**Deed Date:** 1/6/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURNER B H EST	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$137,655	\$49,680	\$187,335	\$130,159
2023	\$133,402	\$49,680	\$183,082	\$118,326
2022	\$112,090	\$33,120	\$145,210	\$107,569
2021	\$112,702	\$16,000	\$128,702	\$97,790
2020	\$88,111	\$16,000	\$104,111	\$88,900

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

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- 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.