



# Tarrant Appraisal District Property Information | PDF Account Number: 00226335

#### Address: 5813 BLACK OAK LN

City: RIVER OAKS Georeference: 2713--7 Subdivision: BLACK OAK LANE ADDITION Neighborhood Code: 2C020C

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

## PROPERTY DATA

Legal Description: BLACK OAK LANE ADDITION Lot 7 Jurisdictions: CITY OF RIVER OAKS (029) **TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** CASTLEBERRY ISD (917) State Code: A Year Built: 1945 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$238.340 Protest Deadline Date: 5/24/2024

Latitude: 32.7730029795 Longitude: -97.4084779227 TAD Map: 2024-400 MAPSCO: TAR-060R



Site Number: 00226335 Site Name: BLACK OAK LANE ADDITION-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,080 Percent Complete: 100% Land Sqft<sup>\*</sup>: 13,888 Land Acres<sup>\*</sup>: 0.3188 Pool: N

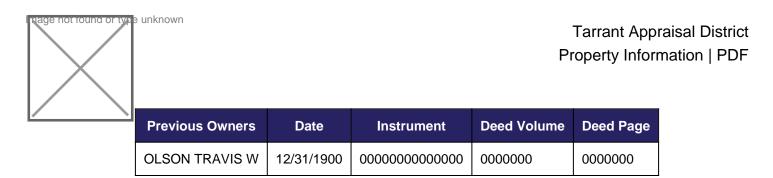
#### +++ Rounded.

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

### **OWNER INFORMATION**

Current Owner: BRETZ SCOTT ALLEN BRETZ LORRAINE

Primary Owner Address: 5813 BLACK OAK LN FORT WORTH, TX 76114-2833 Deed Date: 7/30/1993 Deed Volume: 0011201 Deed Page: 0001432 Instrument: 00112010001432



## 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$170,564	\$67,776	\$238,340	\$150,696
2024	\$170,564	\$67,776	\$238,340	\$136,996
2023	\$168,546	\$67,776	\$236,322	\$124,542
2022	\$138,958	\$43,886	\$182,844	\$113,220
2021	\$135,492	\$16,000	\$151,492	\$102,927
2020	\$124,888	\$16,000	\$140,888	\$93,570

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.