



Address: [4713 BLACK OAK LN](#)
City: RIVER OAKS
Georeference: 25340-3-C
Subdivision: MAYS, CLYDE W ADDITION
Neighborhood Code: 2C010A

Latitude: 32.7729161679
Longitude: -97.3907278128
TAD Map: 2030-400
MAPSCO: TAR-061P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MAYS, CLYDE W ADDITION
Block 3 Lot C

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: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$190,896

Protest Deadline Date: 5/24/2024

Site Number: 01678639

Site Name: MAYS, CLYDE W ADDITION-3-C

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,130

Percent Complete: 100%

Land Sqft^{*}: 11,667

Land Acres^{*}: 0.2678

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 DOLORES F;MELCHOR LEONOR TORRES | 8/22/2014 | D214254241-CWD | | |
| TORA HOMES LLC | 8/21/2014 | D214186190 | | |
| MARTINDALE DARRYL E | 10/30/2003 | D203411815 | 0000000 | 0000000 |
| VAN DYKE WILLIAM S | 1/26/1999 | 00136390000600 | 0013639 | 0000600 |
| SEWELL ESSIE | 12/31/1900 | 00000000000000 | 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 | \$127,562 | \$63,334 | \$190,896 | \$190,896 |
| 2024 | \$127,562 | \$63,334 | \$190,896 | \$190,896 |
| 2023 | \$123,819 | \$63,334 | \$187,153 | \$187,153 |
| 2022 | \$140,431 | \$41,651 | \$182,082 | \$182,082 |
| 2021 | \$115,303 | \$20,000 | \$135,303 | \$135,303 |
| 2020 | \$115,303 | \$20,000 | \$135,303 | \$135,303 |

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.