



**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<sup>+++</sup>:** 1,130

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,667

**Land Acres<sup>\*</sup>:** 0.2678

**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:**

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	<a href="#">D214254241-CWD</a>		
TORA HOMES LLC	8/21/2014	<a href="#">D214186190</a>		
MARTINDALE DARRYL E	10/30/2003	<a href="#">D203411815</a>	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 <sup>+</sup>
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.