



**Address:** [5304 BAYLOR AVE](#)  
**City:** RIVER OAKS  
**Georeference:** 31340-3-11-31  
**Subdivision:** OXFORD HILLS  
**Neighborhood Code:** 2C020A

**Latitude:** 32.7774844317  
**Longitude:** -97.4003390574  
**TAD Map:** 2030-404  
**MAPSCO:** TAR-061N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OXFORD HILLS Block 3 Lot  
W1/2 11 & 12

**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:** 1936

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$155,195

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

**Site Number:** 02109859  
**Site Name:** OXFORD HILLS-3-11-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 896  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,019  
**Land Acres<sup>\*</sup>:** 0.1381  
**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:**

WATERMAN BRYCE MATTHEW  
WATERMAN LINDSEY ROSE

**Primary Owner Address:**

5304 BAYLOR AVE  
RIVER OAKS, TX 76114

**Deed Date:** 8/8/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219177606](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER JENNIFER K;VOORHEES CAROL A;VOORHEES RONALD R	12/4/2015	<a href="#">D215272393</a>		
ORTEGA JOSE	6/3/2014	<a href="#">D214130005</a>	0000000	0000000
LANE DARLA R;LANE WAYBURN	10/4/2004	<a href="#">D204315142</a>	0000000	0000000
STOCKHOME TRADING CORP	4/24/2003	00166480000072	0016648	0000072
SPURLOCK DOLLIE	6/30/1986	00125490000267	0012549	0000267
SPURLOCK TOMMY E	6/28/1986	00091980000594	0009198	0000594
SPURLOCK JOHN R	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	\$119,081	\$36,114	\$155,195	\$155,195
2024	\$119,081	\$36,114	\$155,195	\$147,985
2023	\$121,705	\$36,114	\$157,819	\$134,532
2022	\$98,226	\$24,076	\$122,302	\$122,302
2021	\$109,568	\$15,000	\$124,568	\$116,322
2020	\$90,747	\$15,000	\$105,747	\$105,747

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.