



Address: [1309 GREENBRIER DR](#)
City: RIVER OAKS
Georeference: 34510-4-18
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7809934825
Longitude: -97.3956312965
TAD Map: 2030-404
MAPSCO: TAR-061K



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 4 Lot 18

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: 1943

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$212,668

Protest Deadline Date: 5/24/2024

Site Number: 02453363

Site Name: RIVER OAKS ADDITION (RIVER OAK-4-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,322

Percent Complete: 100%

Land Sqft^{*}: 9,216

Land Acres^{*}: 0.2115

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:

FRAUSTO CYNTHIA A

Primary Owner Address:

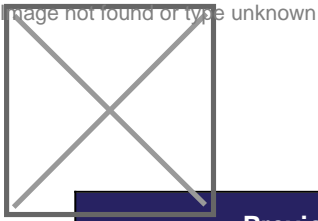
1309 GREENBRIER DR
RIVER OAKS, TX 76114-2615

Deed Date: 7/6/2001

Deed Volume: 0015011

Deed Page: 0000083

Instrument: 00150110000083



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACKBURN STEPHANIE	4/21/1998	00132020000114	0013202	0000114
SPRUCE JERRY;SPRUCE THOS R GORE	3/12/1997	00127020001454	0012702	0001454
GORE MAURINE	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	\$157,372	\$55,296	\$212,668	\$183,530
2024	\$157,372	\$55,296	\$212,668	\$166,845
2023	\$152,699	\$55,296	\$207,995	\$151,677
2022	\$129,118	\$36,864	\$165,982	\$137,888
2021	\$129,839	\$16,000	\$145,839	\$125,353
2020	\$102,195	\$16,000	\$118,195	\$113,957

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.