



**Address:** [1317 LONG AVE](#)  
**City:** RIVER OAKS  
**Georeference:** 34510-12-18  
**Subdivision:** RIVER OAKS ADDITION (RIVER OAK  
**Neighborhood Code:** 2C020D

**Latitude:** 32.7813706348  
**Longitude:** -97.3911423684  
**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 12 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:** \$174,738  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02456397  
**Site Name:** RIVER OAKS ADDITION (RIVER OAK-12-18)  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 941  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,832  
**Land Acres<sup>\*</sup>:** 0.2027  
**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:**  
1317 LONG SERIES, SERIES OF BOUTON PROPERTIES LLC  
**Primary Owner Address:**  
11201 ROUND LN E  
HASLET, TX 76052

**Deed Date:** 4/11/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224062447](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOUTON JUSTIN L	3/18/2020	<a href="#">D220066028</a>		
RODRIGUEZ-SOTO MARIA ANGELICA;RUEDA JUAN FRANCISCO	12/3/2019	<a href="#">D219278421</a>		
RODRIGUEZ-SOTO MARIA ANGELICA;RODRIGUEZ-SOTO MARIA I;RUEDA JUAN FRANCISCO	7/21/2016	<a href="#">D216163746</a>		
RODRIGUEZ-SOTO MARIA ANGELICA;RUEDA JUAN FRANCISCO	6/1/2015	<a href="#">D215123588</a>		
GALBAN MIGUEL	4/30/2015	<a href="#">D216049099</a>		
LEHEW MARY D	2/17/2009	00000000000000	0000000	0000000
LEHEW MARY;LEHEW THOMAS EST	10/2/1992	00108090000965	0010809	0000965
RODGERS C W;RODGERS ELISABETH	8/4/1992	00107320001854	0010732	0001854
RODGERS CUSTOM HOMES INC	4/17/1992	00106080001352	0010608	0001352
MEYERS ALLIE J JR	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	\$121,746	\$52,992	\$174,738	\$174,738
2024	\$121,746	\$52,992	\$174,738	\$174,738
2023	\$117,985	\$52,992	\$170,977	\$170,977
2022	\$99,137	\$35,328	\$134,465	\$134,465
2021	\$99,677	\$16,000	\$115,677	\$115,677
2020	\$77,928	\$16,000	\$93,928	\$93,928

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

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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.