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**Address:** [1604 MONTROSE DR](#)  
**City:** RIVER OAKS  
**Georeference:** 34510-20-2  
**Subdivision:** RIVER OAKS ADDITION (RIVER OAK  
**Neighborhood Code:** Worship Center General

**Latitude:** 32.7847978211  
**Longitude:** -97.3917592041  
**TAD Map:** 2030-404  
**MAPSCO:** TAR-061K



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

**PROPERTY DATA**

**Legal Description:** RIVER OAKS ADDITION (RIVER OAK Block 20 Lot 2  
**Jurisdictions:**  
CITY OF RIVER OAKS (029)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (228)  
CASTLEBERRY ISD (917)  
**State Code:** F1  
**Year Built:** 1952  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$41,490  
**Protest Deadline Date:** 6/17/2024  
**Site Number:** 80175619  
**Site Name:** RIVER OAKS BAPTIST CHURCH  
**Site Class:** ExChurch - Exempt-Church  
**Parcels:** 3  
**Primary Building Name:** RIVER OAKS BAPTIST CHURCH / 02459000  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 0  
**Net Leasable Area+++:** 0  
**Percent Complete:** 100%  
**Land Sqft\*:** 7,380  
**Land Acres\*:** 0.1694  
**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:**  
WAVES OF FAITH MINISTRIES INC  
**Primary Owner Address:**  
3229 N ELM ST  
FORT WORTH, TX 76106-6052

**Deed Date:** 5/23/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** CW D224104199

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVER OAKS BAPTIST CHURCH	12/31/1900	0000000000000000	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	\$26,730	\$14,760	\$41,490	\$28,320
2024	\$19,910	\$3,690	\$23,600	\$23,600
2023	\$19,910	\$3,690	\$23,600	\$23,600
2022	\$19,910	\$3,690	\$23,600	\$23,600
2021	\$17,875	\$3,690	\$21,565	\$21,565
2020	\$17,875	\$3,690	\$21,565	\$21,565

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.