



**Address:** [5505 JAMES DR](#)  
**City:** RIVER OAKS  
**Georeference:** 34540-3-11  
**Subdivision:** RIVER OAKS PARK ADDITION  
**Neighborhood Code:** 2C010B

**Latitude:** 32.7676944153  
**Longitude:** -97.4034754589  
**TAD Map:** 2024-400  
**MAPSCO:** TAR-061S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER OAKS PARK ADDITION  
Block 3 Lot 11

**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:** 1948

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$217,785

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

**Site Number:** 02464292

**Site Name:** RIVER OAKS PARK ADDITION-3-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,390

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,207

**Land Acres<sup>\*</sup>:** 0.1654

**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:**

ESPINOZA ALICE

**Primary Owner Address:**

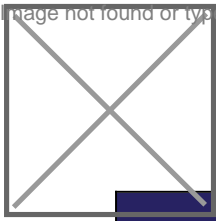
825 BRISTOL AVE  
FORT WORTH, TX 76179

**Deed Date:** 3/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221215212](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESPINOZA JOSE M	4/11/1997	00127470000395	0012747	0000395
DAVIS THOMAS M	8/1/1996	00125130000614	0012513	0000614
DAVIS MARGUIRI EST;DAVIS RHOY	8/14/1974	00056960000930	0005696	0000930

## 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	\$174,543	\$43,242	\$217,785	\$216,319
2024	\$174,543	\$43,242	\$217,785	\$196,654
2023	\$167,343	\$43,242	\$210,585	\$178,776
2022	\$156,453	\$28,828	\$185,281	\$162,524
2021	\$139,998	\$20,000	\$159,998	\$147,749
2020	\$118,086	\$20,000	\$138,086	\$134,317

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.