



**Address:** [5432 THOMAS LN](#)  
**City:** RIVER OAKS  
**Georeference:** 34540-5-2  
**Subdivision:** RIVER OAKS PARK ADDITION  
**Neighborhood Code:** 2C010B

**Latitude:** 32.7673988004  
**Longitude:** -97.4027167302  
**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 5 Lot 2

**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:** 1947  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$226,777  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02464594  
**Site Name:** RIVER OAKS PARK ADDITION-5-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,291  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,902  
**Land Acres<sup>\*</sup>:** 0.2273  
**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:**  
BAILEY KENT K  
BAILEY SAMANTHA  
**Primary Owner Address:**  
5432 THOMAS LN  
RIVER OAKS, TX 76114-3331

**Deed Date:** 5/6/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214094372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIGHTHOUSE HOMES LLC	6/12/2013	<a href="#">D213151550</a>	0000000	0000000
SOLIS FLORITA	6/12/1998	00132730000558	0013273	0000558
FORD HORST J	11/27/1991	00104610001422	0010461	0001422
CAMPBELL ALAN J	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	\$167,365	\$59,412	\$226,777	\$191,162
2024	\$167,365	\$59,412	\$226,777	\$173,784
2023	\$160,452	\$59,412	\$219,864	\$157,985
2022	\$149,999	\$39,608	\$189,607	\$143,623
2021	\$134,204	\$20,000	\$154,204	\$130,566
2020	\$113,187	\$20,000	\$133,187	\$118,696

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.