



Address: [5456 RIVER OAKS BLVD](#)
City: RIVER OAKS
Georeference: 45970-1-1
Subdivision: WEST RIVER OAKS ADDITION
Neighborhood Code: RET-Northwest Tarrant County General

Latitude: 32.7709548562
Longitude: -97.4028883716
TAD Map: 2024-400
MAPSCO: TAR-061N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEST RIVER OAKS ADDITION
Block 1 Lot 1 THRU 3

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: F1

Year Built: 1970

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$708,482

Protest Deadline Date: 5/31/2024

Site Number: 80241638
Site Name: TEXAS CASH PAWN
Site Class: RETGen - Retail-General/Specialty
Parcels: 1
Primary Building Name: TEXAS CASH PAWN / 03493229
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 5,074
Net Leasable Area⁺⁺⁺: 5,008
Percent Complete: 100%
Land Sqft^{*}: 23,524
Land Acres^{*}: 0.5400
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:
4A HOLDINGS LLC
Primary Owner Address:
300 W CORSICANA ST
ATHENS, TX 75751-2403

Deed Date: 5/23/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214107519](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALVERT RONALD L	9/25/2013	D213253884	0000000	0000000
CALVERT RONALD L ETAL	6/20/2013	D213253882	0000000	0000000
CALVERT PEGGY LOUISE	6/30/1991	000000000000000	0000000	0000000
CALVERT LEON H EST	12/31/1900	000000000000000	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	\$590,862	\$117,620	\$708,482	\$693,869
2024	\$460,604	\$117,620	\$578,224	\$578,224
2023	\$369,658	\$117,620	\$487,278	\$487,278
2022	\$313,669	\$117,620	\$431,289	\$431,289
2021	\$277,261	\$117,620	\$394,881	\$394,881
2020	\$265,345	\$117,620	\$382,965	\$382,965

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.