



**Address:** [5444 RIVER OAKS BLVD](#)  
**City:** RIVER OAKS  
**Georeference:** 45970-1-4  
**Subdivision:** WEST RIVER OAKS ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7711907444  
**Longitude:** -97.402648362  
**TAD Map:** 2030-400  
**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 4

**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:** 1963

**Personal Property Account:** [14206337](#)

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$229,338

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80241646

**Site Name:** China Express

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 1

**Primary Building Name:** China Express / 03493237

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,700

**Net Leasable Area<sup>+++</sup>:** 2,700

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

ZYC INC

**Primary Owner Address:**

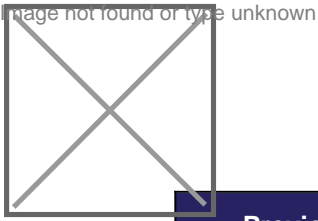
2748 RYAN AVE  
FORT WORTH, TX 76110

**Deed Date:** 1/31/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218026000](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYBARITE HOLDINGS LP	10/27/2015	<a href="#">D215245824</a>		
SHIRES RICHARD C	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 <sup>+</sup>
2025	\$205,338	\$24,000	\$229,338	\$209,952
2024	\$205,338	\$24,000	\$229,338	\$174,960
2023	\$121,800	\$24,000	\$145,800	\$145,800
2022	\$121,800	\$24,000	\$145,800	\$145,800
2021	\$121,800	\$24,000	\$145,800	\$145,800
2020	\$121,800	\$24,000	\$145,800	\$145,800

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.