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**Address:** [5436 RIVER OAKS BLVD](#)  
**City:** RIVER OAKS  
**Georeference:** 45970-1-5  
**Subdivision:** WEST RIVER OAKS ADDITION  
**Neighborhood Code:** RET-Northwest Tarrant County General

**Latitude:** 32.7713416694  
**Longitude:** -97.402481945  
**TAD Map:** 2030-400  
**MAPSCO:** TAR-061N



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

## PROPERTY DATA

**Legal Description:** WEST RIVER OAKS ADDITION  
Block 1 Lot 5 & 6

### Jurisdictions:

CITY OF RIVER OAKS (029)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY (226)

**Site Number:** 80241654

**Site Name:** HAIR SALON/ITALIANO'S

**Site Class:** RET Gen Retail-General/Specialty

**Parcels:** 1

**Primary Building Name:** TEXTURE SALON/RIVAS MEXICAN RESTAURANT / 03493245

**State Code:** F1 **Primary Building Type:** Commercial

**Year Built:** 1964 **Gross Building Area** <sup>+++</sup>: 6,500

**Personal Property Accessible Area** <sup>+++</sup>: 6,500

**Agent:** ALLIANCE TAX ADVISORS (90745)

**Percent Complete:** 100%

**Notice Sent** **Land Sqft** <sup>\*</sup>: 12,000

**Date:** 5/1/2025 **Land Acres** <sup>\*</sup>: 0.2754

**Notice Value:** \$582,790 **Pool:** N

### Protest

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

<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:

AROKIM CORP

### Primary Owner Address:

PO BOX 470697  
KIM KILPATRICK  
FORT WORTH, TX 76147

**Deed Date:** 11/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222262598](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GLENWOOD RENTAL PROPERTIES LLC;TWO TEAM HOLDINGS LLC	9/29/2017	<a href="#">D217230314</a>		
RIVAS FRANCISCA	8/24/2001	00151000000179	0015100	0000179
FORREST ARTHUR CHA JR	1/30/1985	00080780000301	0008078	0000301
BROWNE KENNETH	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	\$534,790	\$48,000	\$582,790	\$487,500
2024	\$358,250	\$48,000	\$406,250	\$406,250
2023	\$342,000	\$48,000	\$390,000	\$390,000
2022	\$295,395	\$48,000	\$343,395	\$343,395
2021	\$286,000	\$48,000	\$334,000	\$334,000
2020	\$286,000	\$48,000	\$334,000	\$334,000

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.