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Address: [5420 RIVER OAKS BLVD](#)
City: RIVER OAKS
Georeference: 45970-1-10
Subdivision: WEST RIVER OAKS ADDITION
Neighborhood Code: RET-Northwest Tarrant County General

Latitude: 32.7717871388
Longitude: -97.4019894076
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 10

Jurisdictions:

CITY OF RIVER OAKS (029)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CASTLEBERRY (227)

Site Number: 80241689

Site Name: STRIP CENTER

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 2

Primary Building Name: RIVER OAKS FLOORING/WEST TEXAS DENTAL / 03493296

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

Year Built: 1963 **Gross Building Area**+++ : 3,855

Personal Property Account Multiplier+++ : 3,855

Agent: AMERICAN PROPERTY SERVICES (00577)
Percent Complete: 100%

Notice Sent Date: **Land Sqft** * : 6,250

4/15/2025

Land Acres * : 0.1434

Notice Value:

\$316,303

Pool: N

Protest Deadline

Date: 6/17/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LA BONITA INC

Primary Owner Address:

1206 HOMER JOHNSON LN

GARLAND, TX 75044-5221

Deed Date: 8/16/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212206350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAYVIEW LOAN SERVICING LLC	5/1/2012	D212195515	0000000	0000000
HALE ANTHONY	4/10/2007	D207130622	0000000	0000000
SANFORD BELINDA;SANFORD LAWRENCE	6/8/2001	00150030000383	0015003	0000383
TRUITT LULA LEE EST	3/31/1991	00000000000000	0000000	0000000
TRUITT CLAY L;TRUITT LULA	5/16/1951	00023200000012	0002320	0000012

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	\$291,303	\$25,000	\$316,303	\$316,303
2024	\$262,240	\$25,000	\$287,240	\$287,240
2023	\$254,410	\$25,000	\$279,410	\$279,410
2022	\$216,600	\$25,000	\$241,600	\$241,600
2021	\$201,944	\$25,000	\$226,944	\$226,944
2020	\$197,680	\$25,000	\$222,680	\$222,680

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.