



**Address:** [825 GUSTAV ST](#)  
**City:** RIVER OAKS  
**Georeference:** 45970-3-13  
**Subdivision:** WEST RIVER OAKS ADDITION  
**Neighborhood Code:** 2C020C

**Latitude:** 32.7730733328  
**Longitude:** -97.4024164582  
**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 3 Lot 13

**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:** 1950  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$245,143  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03493555  
**Site Name:** WEST RIVER OAKS ADDITION-3-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,378  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,940  
**Land Acres<sup>\*</sup>:** 0.1822  
**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:**  
BISMUTH PROPCO SERIES LLC  
**Primary Owner Address:**  
997 MORRISON DR SUITE 402  
ATTN: PROPERTY TAX DEPT  
CHARLESTON, SC 29403

**Deed Date:** 2/21/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225046274](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MISSION STREET HOMES LLC	5/20/2022	<a href="#">D222132644</a>		
BAKER STREET HOMES LLC	10/28/2021	<a href="#">D221318836</a>		
CROSS ERIC	12/19/2016	<a href="#">D216299019</a>		
KERSH DEBORAH;KERSH STEPHEN L	4/1/2010	<a href="#">D210080613</a>	0000000	0000000
KERSH MARY A EST	4/11/2000	00143490000529	0014349	0000529
KERSH CLIFFORD H	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	\$197,503	\$47,640	\$245,143	\$245,143
2024	\$197,503	\$47,640	\$245,143	\$245,143
2023	\$180,581	\$47,640	\$228,221	\$228,221
2022	\$148,589	\$31,760	\$180,349	\$180,349
2021	\$130,262	\$16,000	\$146,262	\$146,262
2020	\$130,262	\$16,000	\$146,262	\$146,262

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.