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Address: [809 GUSTAV ST](#)

City: RIVER OAKS

Georeference: 45970-3-17

Subdivision: WEST RIVER OAKS ADDITION

Neighborhood Code: 2C020C

Latitude: 32.7724197838

Longitude: -97.4024168374

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 3 Lot 17

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: 1949

Personal Property Account: N/A

Agent: AMBROSE AND ASSOCIATES (05326)

Protest Deadline Date: 5/24/2024

Site Number: 03493601

Site Name: WEST RIVER OAKS ADDITION-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,336

Percent Complete: 100%

Land Sqft^{*}: 8,009

Land Acres^{*}: 0.1838

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:

CASA DE RENTA LLC

Primary Owner Address:

3624 LONG PRAIRIE RD
FLOWER MOUND, TX 75022-2954

Deed Date: 1/30/2014

Deed Volume: 0000007

Deed Page: 0000000

Instrument: [D214038123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF AMERICA NA	5/7/2013	D213126197	0000000	0000000
RAMIREZ JUAN JR	12/8/2006	D206388143	0000000	0000000
WATSON BILLY W	6/30/2005	00137900000457	0013790	0000457
VILLAGE BUILDERS	6/21/2005	D205183433	0000000	0000000
WATSON BILLY W	4/20/1999	00137900000457	0013790	0000457
LUDWICK CAROL;LUDWICK J CAROL	1/27/1987	00088250001479	0008825	0001479
MCWILLIAMS BETTY	4/18/1984	00075020000695	0007502	0000695

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	\$156,946	\$48,054	\$205,000	\$205,000
2024	\$156,946	\$48,054	\$205,000	\$205,000
2023	\$162,021	\$48,054	\$210,075	\$210,075
2022	\$142,964	\$32,036	\$175,000	\$175,000
2021	\$90,456	\$16,000	\$106,456	\$106,456
2020	\$90,456	\$16,000	\$106,456	\$106,456

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.