



Address: [5404 BLACK OAK LN](#)
City: RIVER OAKS
Georeference: A 264-9A
Subdivision: CARROLL, NATHAN H SURVEY
Neighborhood Code: 2C020C

Latitude: 32.7738106913
Longitude: -97.4022196763
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: CARROLL, NATHAN H SURVEY
Abstract 264 Tract 9A

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: 1945
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$345,100
Protest Deadline Date: 5/24/2024

Site Number: 03800253
Site Name: CARROLL, NATHAN H SURVEY-9A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,356
Percent Complete: 100%
Land Sqft^{*}: 14,810
Land Acres^{*}: 0.3400
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:
HIGGINS PAUL T
HIGGINS MONA L
Primary Owner Address:
5404 BLACK OAK LN
FORT WORTH, TX 76114-2817

Deed Date: 6/27/1997
Deed Volume: 0012821
Deed Page: 0000356
Instrument: 00128210000356

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE MONA;PRICE WILLIAM P	7/20/1987	00090140001455	0009014	0001455
NEEDHAM PATRICIA J	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 ⁺
2025	\$275,479	\$69,621	\$345,100	\$231,102
2024	\$275,479	\$69,621	\$345,100	\$210,093
2023	\$234,147	\$69,621	\$303,768	\$190,994
2022	\$219,957	\$44,876	\$264,833	\$173,631
2021	\$213,715	\$20,000	\$233,715	\$157,846
2020	\$196,989	\$20,000	\$216,989	\$143,496

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

- HOMESTEAD GENERAL 11.13(b)

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.