



Address: [5702 BLACK OAK LN](#)
City: RIVER OAKS
Georeference: A 264-17B
Subdivision: CARROLL, NATHAN H SURVEY
Neighborhood Code: 2C020A

Latitude: 32.7737325204
Longitude: -97.4062782769
TAD Map: 2024-400
MAPSCO: TAR-060R



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 17B

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: 1993
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$265,135
Protest Deadline Date: 5/24/2024

Site Number: 03800539
Site Name: CARROLL, NATHAN H SURVEY-17B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,562
Percent Complete: 100%
Land Sqft^{*}: 11,891
Land Acres^{*}: 0.2730
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:
LLANES JOSE RAMIRO JR
Primary Owner Address:
5072 BLACK OAK LN
FORT WORTH, TX 76114

Deed Date: 1/23/2025
Deed Volume:
Deed Page:
Instrument: [D225011768](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| AKC HOMES LLC | 8/30/2024 | D224168184 | | |
| LAKEVIEW LOAN SERVICING LLC | 4/2/2024 | D224117400 | | |
| HERRERA HUNTER R;VENZOR ADRIANNA | 5/17/2019 | D219108062 | | |
| MACIAS DALIA;MACIAS WILSON F | 10/29/2015 | D215245841 | | |
| SCHRAMM JOHN BOYD | 9/8/1993 | 00115500000562 | 0011550 | 0000562 |
| SCHRAMM JOHN B;SCHRAMM LOU ANN | 12/29/1992 | 00108950002349 | 0010895 | 0002349 |
| SCHRAMM JOHN BOYD | 10/11/1988 | 00094070000535 | 0009407 | 0000535 |
| SCHRAMM FRANK L | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$201,351 | \$63,784 | \$265,135 | \$265,135 |
| 2024 | \$201,351 | \$63,784 | \$265,135 | \$265,135 |
| 2023 | \$205,497 | \$63,784 | \$269,281 | \$269,281 |
| 2022 | \$166,246 | \$41,859 | \$208,105 | \$208,105 |
| 2021 | \$184,906 | \$17,250 | \$202,156 | \$202,156 |
| 2020 | \$167,703 | \$17,250 | \$184,953 | \$184,953 |

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.