



Address: [4455 RIVER OAKS BLVD](#)
City: FORT WORTH
Georeference: 13480--C
Subdivision: FAIR OAKS ADDITION
Neighborhood Code: Auto Sales General

Latitude: 32.7821436318
Longitude: -97.3875346909
TAD Map: 2030-404
MAPSCO: TAR-061K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: FAIR OAKS ADDITION Lot C

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CASTLEBERRY ISD (917)

State Code: F1

Year Built: 1954

Personal Property Account: [13754203](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$352,850

Protest Deadline Date: 5/31/2024

Site Number: 80384668

Site Name: METRO MOTORS

Site Class: ASLtd - Auto Sales-Limited Service Dealership

Parcels: 1

Primary Building Name: METRO MOTORS / 04530020

Primary Building Type: Commercial

Gross Building Area+++ : 1,700

Net Leasable Area+++ : 1,700

Percent Complete: 100%

Land Sqft* : 15,240

Land Acres* : 0.3498

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:

MOLINA HERIBERTO GUERRERO

Primary Owner Address:

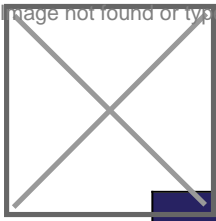
2415 MCKINLEY AVE
FORT WORTH, TX 76106-7743

Deed Date: 3/28/2022

Deed Volume:

Deed Page:

Instrument: [D222080487](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------|------------|----------------------------|-------------|-----------|
| WLM FIVE PROPERTIES LLC | 2/15/2017 | D217036204 | | |
| WRIGHT JAMES EDWIN | 7/18/2005 | D205211721 | 0000000 | 0000000 |
| TWOENC INC | 1/6/2005 | D205008186 | 0000000 | 0000000 |
| THORNHILL RICHARD | 11/16/1993 | 00113390001785 | 0011339 | 0001785 |
| FEVREISKI BENJAMIN 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 | \$238,550 | \$114,300 | \$352,850 | \$352,850 |
| 2024 | \$210,825 | \$114,300 | \$325,125 | \$325,125 |
| 2023 | \$210,825 | \$114,300 | \$325,125 | \$325,125 |
| 2022 | \$156,162 | \$76,200 | \$232,362 | \$232,362 |
| 2021 | \$156,162 | \$76,200 | \$232,362 | \$232,362 |
| 2020 | \$156,162 | \$76,200 | \$232,362 | \$232,362 |

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.