



**Address:** [5962 BLACK OAK LN](#)  
**City:** RIVER OAKS  
**Georeference:** 23050--1A  
**Subdivision:** LADD, C I ADDITION  
**Neighborhood Code:** 2C020C

**Latitude:** 32.7732166696  
**Longitude:** -97.41093007  
**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:** LADD, C I ADDITION Lot 1A

**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:** 1936

**Personal Property Account:** N/A

**Agent:** GILL DENSON & COMPANY LLC (12107)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06420133

**Site Name:** LADD, C I ADDITION-1A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,048

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,728

**Land Acres<sup>\*</sup>:** 0.4070

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

LAUNCH AVENUE LLC

**Primary Owner Address:**

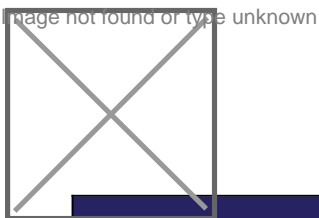
2315 MOSER AVE APT 105  
DALLAS, TX 75206

**Deed Date:** 8/31/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223158237](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREWER MATTHEW;NEWTON TAYLOR	4/22/2022	<a href="#">D222283116</a>		
SALDIVAR CARLOS	8/20/2021	<a href="#">D221242294</a>		
ELATE PROPERTIES LLC	2/20/2020	<a href="#">D220040506</a>		
GONZALES MICHAEL	4/27/2012	<a href="#">D212173914</a>	0000000	0000000
GONZALES ALICE;GONZALES BENNY EST	2/8/1993	00112230001676	0011223	0001676
LADD RUTH N PORTER	1/1/1990	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 <sup>+</sup>
2025	\$165,078	\$75,458	\$240,536	\$240,536
2024	\$187,542	\$75,458	\$263,000	\$263,000
2023	\$159,542	\$75,458	\$235,000	\$235,000
2022	\$147,747	\$47,691	\$195,438	\$195,438
2021	\$1,445	\$16,000	\$17,445	\$17,445
2020	\$42,838	\$7,162	\$50,000	\$50,000

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.