



Address: [5517 BLACK OAK LN](#)
City: RIVER OAKS
Georeference: 34530-13-6R
Subdivision: RIVER OAKS GARDENS ADDITION
Neighborhood Code: 2C020C

Latitude: 32.7731314615
Longitude: -97.4044854939
TAD Map: 2024-400
MAPSCO: TAR-061N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER OAKS GARDENS
ADDITION Block 13 Lot 6R
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: 1951
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$354,956
Protest Deadline Date: 5/24/2024

Site Number: 06693652
Site Name: RIVER OAKS GARDENS ADDITION-13-6R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,089
Percent Complete: 100%
Land Sqft^{*}: 18,060
Land Acres^{*}: 0.4146
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:
MILLER ALLEN DAVID WILLIAM
Primary Owner Address:
5517 BLACK OAK LN
RIVER OAKS, TX 76114-2818

Deed Date: 2/13/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210276503](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER CLARENCE;MILLER INA	1/1/1994	00029790000519	0002979	0000519



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	\$278,836	\$76,120	\$354,956	\$277,270
2024	\$278,836	\$76,120	\$354,956	\$252,064
2023	\$233,330	\$76,120	\$309,450	\$229,149
2022	\$225,962	\$48,040	\$274,002	\$208,317
2021	\$220,124	\$24,000	\$244,124	\$189,379
2020	\$202,895	\$24,000	\$226,895	\$172,163

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.