



**Address:** [113 RIVER OAKS DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 34516C--3  
**Subdivision:** RIVER OAKS CONDOMINIUM  
**Neighborhood Code:** OFC-Northeast Tarrant County

**Latitude:** 32.9368827702  
**Longitude:** -97.1896342205  
**TAD Map:** 2090-460  
**MAPSCO:** TAR-024M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER OAKS CONDOMINIUM  
UNIT 4-3 32% OF COMMON AREA

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** F1

**Year Built:** 2007

**Personal Property Account:** [12243671](#)

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,140,000

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80877917

**Site Name:** RIVER OAKS

**Site Class:** CondoOff - Condo-Office

**Parcels:** 4

**Primary Building Name:** PEDIATRIC / 41510143

**Primary Building Type:** Condominium

**Gross Building Area<sup>+++</sup>:** 3,364

**Net Leasable Area<sup>+++</sup>:** 3,000

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

DYER PROPERTY MANAGEMENT LLC

**Primary Owner Address:**

841 N TARRANT PKWY STE 112  
KELLER, TX 76248

**Deed Date:** 2/21/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224029482](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BBE PHOENIX FUND LP	11/3/2020	<a href="#">D223198229</a>		
JOJO REED LLC	6/30/2018	COA 41510178		
JOJO REED LLC	6/29/2018	<a href="#">D218143658</a>		
RECTOR ANTHONY;RECTOR DANA	12/31/2012	<a href="#">D212319486</a>	0000000	0000000
WELLS FARGO BANK NA	4/3/2012	<a href="#">D212107556</a>	0000000	0000000
REALTY CAPITAL RIVER OAKS LTD	1/1/2010	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	\$966,036	\$173,964	\$1,140,000	\$1,140,000
2024	\$606,036	\$173,964	\$780,000	\$780,000
2023	\$606,038	\$173,962	\$780,000	\$780,000
2022	\$606,038	\$173,962	\$780,000	\$780,000
2021	\$600,038	\$173,962	\$774,000	\$774,000
2020	\$600,038	\$173,962	\$774,000	\$774,000

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.