



Address: [5400 TAYLOR RD](#)
City: RIVER OAKS
Georeference: 34540-2-23
Subdivision: RIVER OAKS PARK ADDITION
Neighborhood Code: 2C010B

Latitude: 32.7666109966
Longitude: -97.4020784689
TAD Map: 2030-400
MAPSCO: TAR-061S



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

PROPERTY DATA

Legal Description: RIVER OAKS PARK ADDITION
Block 2 Lot 23

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: 1949

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 02463911

Site Name: RIVER OAKS PARK ADDITION-2-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,076

Percent Complete: 100%

Land Sqft^{*}: 8,259

Land Acres^{*}: 0.1896

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:
TINGLE JAMES WILLIAM JR
Primary Owner Address:
5400 TAYLOR RD
RIVER OAKS, TX 76114

Deed Date: 11/30/2020
Deed Volume:
Deed Page:
Instrument: [D220319239](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| BUNCH DARRAN | 8/13/2020 | D220206709 | | |
| LARSON DONNA | 6/9/2005 | D205165179 | 0000000 | 0000000 |
| LEE BILLY W;LEE WANDA F | 7/21/1999 | 00139370000197 | 0013937 | 0000197 |
| HATCHETT PHYLLIS CASEY | 11/25/1998 | 00135660000065 | 0013566 | 0000065 |
| QUIRK AMY L;QUIRK DANIEL M | 4/6/1995 | 00119300002274 | 0011930 | 0002274 |
| JOHNSON WILLIAM LEE | 8/28/1989 | 00096960000483 | 0009696 | 0000483 |
| PORTER RUBY D | 2/21/1984 | 00077480000298 | 0007748 | 0000298 |
| J W PORTER & CAROL M PORTER | 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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$118,458 | \$49,554 | \$168,012 | \$168,012 |
| 2023 | \$120,446 | \$49,554 | \$170,000 | \$160,955 |
| 2022 | \$116,964 | \$33,036 | \$150,000 | \$146,323 |
| 2021 | \$113,021 | \$20,000 | \$133,021 | \$133,021 |
| 2020 | \$94,875 | \$20,000 | \$114,875 | \$114,875 |

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.