



Address: [1363 ROARING SPRINGS RD](#)
City: FORT WORTH
Georeference: 21040C-F-1363
Subdivision: INDIAN CREEK (CONDO)
Neighborhood Code: A4C010E

Latitude: 32.7470772767
Longitude: -97.4118679319
TAD Map: 2024-392
MAPSCO: TAR-074D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: INDIAN CREEK (CONDO) Block
F Lot 1363 & .03388 OF COMMON AREA

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1967

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$285,514

Protest Deadline Date: 5/24/2024

Site Number: 00593443

Site Name: INDIAN CREEK (CONDO)-F-1363

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,841

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

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:

LEDVINA NANCY

Primary Owner Address:

1363 ROARING SPRINGS RD
FORT WORTH, TX 76114

Deed Date: 6/10/2024

Deed Volume:

Deed Page:

Instrument: [D224101474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENARD BYRON;BENARD LOIS	8/30/2013	D213231538	0000000	0000000
RIDGEWAY BEVERLY S	7/15/2005	D205218992	0000000	0000000
PAYNE FRANCES;PAYNE HERSHEL	11/29/2001	00152940000191	0015294	0000191
KREGER AUDREY L;KREGER WAYNE C	7/7/1995	00120230000352	0012023	0000352
BROWN M HENDRICKS	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	\$256,514	\$29,000	\$285,514	\$285,514
2024	\$256,514	\$29,000	\$285,514	\$262,002
2023	\$255,353	\$29,000	\$284,353	\$238,184
2022	\$229,763	\$29,000	\$258,763	\$216,531
2021	\$198,065	\$29,000	\$227,065	\$196,846
2020	\$170,838	\$29,000	\$199,838	\$178,951

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.