



**Address:** [604 ROARING SPRINGS RD](#)  
**City:** FORT WORTH  
**Georeference:** 38045C--3  
**Subdivision:** SHADY OAKS TOWNHOUSES CONDO  
**Neighborhood Code:** A4C010D

**Latitude:** 32.7533270366  
**Longitude:** -97.4160152256  
**TAD Map:** 2024-392  
**MAPSCO:** TAR-060Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY OAKS TOWNHOUSES  
CONDO Block BLDG B Lot 3 & .1667 CE

**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:** 1971

**Personal Property Account:** N/A

**Agent:** WILLIAM PORTWOOD (01111)

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

**Site Number:** 00604852

**Site Name:** SHADY OAKS TOWNHOUSES CONDO-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,892

**Percent Complete:** 100%

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

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

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MONCRIEF RICHARD WESLEY JR

**Primary Owner Address:**

604 ROARING SPRINGS RD  
FORT WORTH, TX 76107

**Deed Date:** 6/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220128173](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GMY-FW LP	8/15/2017	<a href="#">D217188316</a>		
COLLINS & YOUNG LLC	10/6/2008	<a href="#">D208389003</a>	0000000	0000000
CORLEY DAVID D;CORLEY MARY R	5/27/1993	00110810001559	0011081	0001559
HUDSON ROXIE;HUDSON WILLIAM A	12/31/1900	00067290001425	0006729	0001425

## 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	\$380,996	\$225,000	\$605,996	\$605,996
2024	\$517,070	\$225,000	\$742,070	\$742,070
2023	\$425,471	\$225,000	\$650,471	\$650,471
2022	\$438,920	\$225,000	\$663,920	\$663,920
2021	\$347,290	\$225,000	\$572,290	\$572,290
2020	\$351,304	\$225,000	\$576,304	\$576,304

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.