



Address: [628 ROARING SPRINGS RD](#)

City: FORT WORTH

Georeference: 38040C-2-9

Subdivision: SHADY OAKS TOWNHOUSES

Neighborhood Code: A4C060B

Latitude: 32.7517009244

Longitude: -97.4148109165

TAD Map: 2024-392

MAPSCO: TAR-074C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY OAKS TOWNHOUSES
Block 2 Lot 9 .10 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: 1976

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/24/2024

Site Number: 02723816

Site Name: SHADY OAKS TOWNHOUSES-2-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 3,559

Percent Complete: 100%

Land Sqft ^{*}: 6,570

Land Acres ^{*}: 0.1508

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MAESTRANZA CAPITAL LLC

Primary Owner Address:

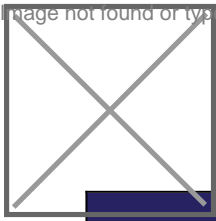
1120 SUMMIT AVE STE 200
FORT WORTH, TX 76102

Deed Date: 2/27/2019

Deed Volume:

Deed Page:

Instrument: [D219039514](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COSBY EST MARTHA MANSOUR	5/31/2000	00144340000387	0014434	0000387
COSBY MARTHA M TR	12/31/1993	00114090001751	0011409	0001751
COSBY MARTHA M	12/3/1992	000000000000000	0000000	0000000
COSBY JOHN W JR;COSBY MARHTA M	12/31/1900	00063150000735	0006315	0000735

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	\$430,250	\$231,250	\$661,500	\$661,500
2024	\$503,750	\$231,250	\$735,000	\$735,000
2023	\$460,750	\$231,250	\$692,000	\$692,000
2022	\$269,680	\$231,250	\$500,930	\$500,930
2021	\$272,026	\$231,250	\$503,276	\$503,276
2020	\$293,750	\$231,250	\$525,000	\$525,000

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.