



**Address:** [700 ROARING SPRINGS RD](#)  
**City:** FORT WORTH  
**Georeference:** 38040C-2-10R  
**Subdivision:** SHADY OAKS TOWNHOUSES  
**Neighborhood Code:** A4C060B

**Latitude:** 32.7514883508  
**Longitude:** -97.4146273084  
**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 10R & .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:** 1993

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$2,208,593

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

**Site Number:** 02723824

**Site Name:** SHADY OAKS TOWNHOUSES-2-10R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,897

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,001

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

B&K FRICKS FAMILY TRUST

**Primary Owner Address:**

2103 INDIAN CREEK DR  
FORT WORTH, TX 76107

**Deed Date:** 8/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224147836](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFW INVESTMENT PROPERTIES ENTERPRISES LLC;MKG TITLE GROUP LLC;MMC MANAGEMENT SERVICES INC	8/1/2022	<a href="#">D222195489</a>		
TMP COMPANIES INC	5/13/2022	<a href="#">D222126702</a>		
KESSLER CARLA	5/13/2022	<a href="#">D222126692</a>		
RUSSEY C B	3/14/2000	00142570000338	0014257	0000338
DENT A J EST	1/7/1993	00109070001397	0010907	0001397
SMYERS A J DENT;SMYERS GENE W	5/15/1992	00106390001654	0010639	0001654
MCCLAIN KENNETH M	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 <sup>+</sup>
2025	\$2,028,563	\$180,030	\$2,208,593	\$2,208,593
2024	\$579,323	\$231,250	\$810,573	\$810,573
2023	\$582,211	\$231,250	\$813,461	\$813,461
2022	\$288,801	\$231,250	\$520,051	\$520,051
2021	\$290,227	\$231,250	\$521,477	\$521,477
2020	\$291,653	\$231,250	\$522,903	\$522,903

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.