



**Address:** [601 ROUNDROCK LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-11-17  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.59974192  
**Longitude:** -97.3282811854  
**TAD Map:** 2048-336  
**MAPSCO:** TAR-119A



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

## PROPERTY DATA

**Legal Description:** PARKS OF DEER CREEK  
ADDITION Block 11 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40458466  
**Site Name:** PARKS OF DEER CREEK ADDITION-11-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,742  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,068  
**Land Acres<sup>\*</sup>:** 0.3000  
**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:**  
FANTROY SHOLANDA DENISE  
**Primary Owner Address:**  
601 ROUNDROCK LN  
FORT WORTH, TX 76140

**Deed Date:** 1/7/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220005534](#)

| Previous Owners                            | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| OP SPE PHXI LLC                            | 10/15/2019 | <a href="#">D219235843</a> |             |           |
| COLLAZO JESSICA C T                        | 11/2/2009  | <a href="#">D209287835</a> | 0000000     | 0000000   |
| TORRES-COLLAZO CIND;TORRES-COLLAZO JESSICA | 2/26/2008  | <a href="#">D208074603</a> | 0000000     | 0000000   |
| BRODIN ROBERT J JR                         | 4/26/2007  | <a href="#">D207150053</a> | 0000000     | 0000000   |
| SECRETARY OF HUD                           | 10/3/2006  | <a href="#">D206352296</a> | 0000000     | 0000000   |
| MORTGAGE ELECTRONIC REG SYS                | 10/3/2006  | <a href="#">D206317988</a> | 0000000     | 0000000   |
| MORGAN HELEN                               | 1/28/2005  | <a href="#">D205035811</a> | 0000000     | 0000000   |
| BATEMAN DOUGLAS                            | 11/23/2004 | <a href="#">D204380046</a> | 0000000     | 0000000   |
| LENNAR HMS OF TEXAS LAND & CON             | 6/21/2004  | <a href="#">D204196810</a> | 0000000     | 0000000   |
| TURNER COLLIE & BRADEN INC                 | 1/1/2004   | 000000000000000            | 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 | \$276,534          | \$60,000    | \$336,534    | \$336,534                    |
| 2024 | \$276,534          | \$60,000    | \$336,534    | \$336,534                    |
| 2023 | \$312,364          | \$40,000    | \$352,364    | \$311,535                    |
| 2022 | \$243,214          | \$40,000    | \$283,214    | \$283,214                    |
| 2021 | \$203,074          | \$40,000    | \$243,074    | \$243,074                    |
| 2020 | \$189,769          | \$40,000    | \$229,769    | \$229,769                    |

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

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## Tarrant Appraisal District Property Information | PDF

- 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.