



Address: [613 ROUNDROCK LN](#)
City: FORT WORTH
Georeference: 31741H-11-20
Subdivision: PARKS OF DEER CREEK ADDITION
Neighborhood Code: 4B012G

Latitude: 32.6003769968
Longitude: -97.3284040967
TAD Map: 2048-336
MAPSCO: TAR-119A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKS OF DEER CREEK
ADDITION Block 11 Lot 20

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40458490

Site Name: PARKS OF DEER CREEK ADDITION-11-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,231

Percent Complete: 100%

Land Sqft^{*}: 7,272

Land Acres^{*}: 0.1669

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:

GRAZIER RYAN M

Primary Owner Address:

613 ROUNDROCK LN
FORT WORTH, TX 76140

Deed Date: 5/27/2022

Deed Volume:

Deed Page:

Instrument: [D222142909](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARBAJAL EDUARDO;CARBAJAL MARIA S C	4/28/2010	D210100025	0000000	0000000
FANNIE MAE	1/5/2010	D210008081	0000000	0000000
EDWARDS DARICO;EDWARDS KOMEAK	1/26/2007	D207038614	0000000	0000000
LEGACY/MONTEREY HOMES LP	12/21/2005	D205387756	0000000	0000000
LUMBERMAN'S INVESTMENT CORP	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 ⁺
2025	\$275,297	\$60,000	\$335,297	\$335,297
2024	\$319,436	\$60,000	\$379,436	\$379,436
2023	\$347,000	\$40,000	\$387,000	\$387,000
2022	\$280,617	\$40,000	\$320,617	\$292,892
2021	\$233,892	\$40,000	\$273,892	\$266,265
2020	\$218,392	\$40,000	\$258,392	\$242,059

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.