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Address: [1117 CASTLE SPRINGS RD](#)
City: FORT WORTH
Georeference: 42439G-3-5
Subdivision: TRAILS OF WILLOW CREEK, THE
Neighborhood Code: 4S360A

Latitude: 32.6305848372
Longitude: -97.3356694094
TAD Map: 2048-348
MAPSCO: TAR-104M



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

PROPERTY DATA

Legal Description: TRAILS OF WILLOW CREEK,
THE Block 3 Lot 5

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

Notice Sent Date: 5/1/2025

Notice Value: \$216,101

Protest Deadline Date: 5/24/2024

Site Number: 40472167

Site Name: TRAILS OF WILLOW CREEK, THE-3-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,282

Percent Complete: 100%

Land Sqft^{*}: 5,501

Land Acres^{*}: 0.1262

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:

FRIAS EMMANUEL

FRIAS CELINA

Primary Owner Address:

1117 CASTLE SPRINGS RD
FORT WORTH, TX 76134-4933

Deed Date: 11/7/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213289993](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRIAS ANA ROSA;FRIAS MOISES	11/24/2009	D209320673	0000000	0000000
KRAMER MATT	6/15/2007	D207220902	0000000	0000000
RH OF TEXAS LP	7/20/2006	D206259829	0000000	0000000
SYCAMORE PARTNERS LTD	12/12/2005	D206020041	0000000	0000000
ARCADIA LAND PARTNERS 21 LTD	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	\$176,101	\$40,000	\$216,101	\$216,101
2024	\$176,101	\$40,000	\$216,101	\$212,452
2023	\$196,028	\$40,000	\$236,028	\$193,138
2022	\$151,942	\$40,000	\$191,942	\$175,580
2021	\$125,225	\$40,000	\$165,225	\$159,618
2020	\$110,169	\$40,000	\$150,169	\$145,107

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.