



**Address:** [1216 DURANGO SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 39983-3-18  
**Subdivision:** SPRING RANCH ADDITION  
**Neighborhood Code:** 2Z300D

**Latitude:** 32.9627060239  
**Longitude:** -97.3870686853  
**TAD Map:** 2030-468  
**MAPSCO:** TAR-005Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SPRING RANCH ADDITION  
Block 3 Lot 18

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A  
**Year Built:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41049578  
**Site Name:** SPRING RANCH ADDITION-3-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,333  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 23,000  
**Land Acres<sup>\*</sup>:** 0.5280  
**Pool:** Y

<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:**  
COWEN JASON  
COWEN JENNIFER  
**Primary Owner Address:**  
1216 DURANGO SPRINGS DR  
HASLET, TX 76052-3562

**Deed Date:** 6/21/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207221009](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEE DEVELOPERS LP	4/13/2006	<a href="#">D206118868</a>	0000000	0000000
BD DEVELOPMENT LP	1/1/2006	0000000000000000	0000000	0000000



## VALUES

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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	\$584,853	\$150,000	\$734,853	\$734,853
2024	\$584,853	\$150,000	\$734,853	\$734,853
2023	\$629,548	\$135,000	\$764,548	\$675,074
2022	\$573,732	\$100,000	\$673,732	\$613,704
2021	\$476,485	\$100,000	\$576,485	\$557,913
2020	\$407,194	\$100,000	\$507,194	\$507,194

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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- 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.