



**Address:** [1217 ROCKY SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 39983L-6-17  
**Subdivision:** SPRING RANCH ESTATES ADDN  
**Neighborhood Code:** 2Z300P

**Latitude:** 32.9593970244  
**Longitude:** -97.3861309718  
**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 ESTATES  
ADDN Block 6 Lot 17

**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:** 2019  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800038032  
**Site Name:** SPRING RANCH ESTATES ADDN 6 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,384  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,375  
**Land Acres<sup>\*</sup>:** 0.3530  
**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:**  
SHOCKNEY STEVEN W  
CULBERTSON SAMANTHA M  
**Primary Owner Address:**  
1217 ROCKY SPRINGS TRL  
HASLET, TX 76052

**Deed Date:** 4/23/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221120090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARNER TIMOTHY MICHAEL;WILKINS LYNDA	2/24/2020	<a href="#">D220046139</a>		
KENMARK HOMES LP	11/2/2018	<a href="#">D218249991</a>		



## 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	\$429,592	\$115,000	\$544,592	\$544,592
2024	\$429,592	\$115,000	\$544,592	\$544,592
2023	\$470,789	\$100,000	\$570,789	\$520,430
2022	\$373,118	\$100,000	\$473,118	\$473,118
2021	\$311,904	\$100,000	\$411,904	\$411,904
2020	\$296,177	\$100,000	\$396,177	\$396,177

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.