



**Address:** [1209 ROCKY SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 39983L-6-18  
**Subdivision:** SPRING RANCH ESTATES ADDN  
**Neighborhood Code:** 2Z300P

**Latitude:** 32.9593952182  
**Longitude:** -97.3858860359  
**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 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:** 2020

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 800038027

**Site Name:** SPRING RANCH ESTATES ADDN 6 18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,756

**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:**

YOUNG SHANNON RENAY

YOUNG MARK DOUGLAS

**Primary Owner Address:**

1209 ROCKY SPRINGS TRL

HASLET, TX 76052

**Deed Date:** 3/25/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221084679](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENMARK HOMES LP	11/2/2018	<a href="#">D218249991</a>		

## 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	\$425,080	\$115,000	\$540,080	\$540,080
2024	\$425,080	\$115,000	\$540,080	\$540,080
2023	\$491,282	\$100,000	\$591,282	\$540,524
2022	\$391,385	\$100,000	\$491,385	\$491,385
2021	\$142,775	\$100,000	\$242,775	\$242,775
2020	\$0	\$70,000	\$70,000	\$70,000

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.