



Address: [1316 ROCKY SPRINGS TR](#)
City: FORT WORTH
Georeference: 39983L-1-14
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9600081223
Longitude: -97.3877799779
TAD Map:
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 1 Lot 14

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: 2021

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800044832

Site Name: SPRING RANCH ESTATES ADDN 1 14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,925

Percent Complete: 100%

Land Sqft^{*}: 10,400

Land Acres^{*}: 0.2388

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

COHOON WESLEY DON
COHOON AMBER KAY

Primary Owner Address:

1316 ROCKY SPRINGS TR
HASLET, TX 76052

Deed Date: 12/30/2021

Deed Volume:

Deed Page:

Instrument: [D222000171](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SJ BOSWELL RIDGE DEVELOPMENT LP	10/14/2020	D220289096		

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	\$486,000	\$115,000	\$601,000	\$601,000
2024	\$486,000	\$115,000	\$601,000	\$601,000
2023	\$507,000	\$100,000	\$607,000	\$607,000
2022	\$435,681	\$100,000	\$535,681	\$535,681
2021	\$0	\$70,000	\$70,000	\$70,000
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.