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Address: [1441 ROCKY SPRINGS TR](#)
City: FORT WORTH
Georeference: 39983L-4-4
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9588547019
Longitude: -97.3908659185
TAD Map:
MAPSCO: TAR-005X



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

PROPERTY DATA

Legal Description: SPRING RANCH ESTATES
ADDN Block 4 Lot 4

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: 2022

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800044839

Site Name: SPRING RANCH ESTATES ADDN 4 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,682

Percent Complete: 100%

Land Sqft^{*}: 10,400

Land Acres^{*}: 0.2388

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:

VILLEGAS DANIEL

VILLEGAS LAUREN ELIZABETH

Primary Owner Address:

1441 ROCKY SPRINGS TRL

FORT WORTH, TX 76052

Deed Date: 8/3/2022

Deed Volume:

Deed Page:

Instrument: [D222199401](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENMARK HOMES LP	5/8/2020	D220106172		

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	\$410,537	\$115,000	\$525,537	\$525,537
2024	\$410,537	\$115,000	\$525,537	\$525,537
2023	\$482,830	\$100,000	\$582,830	\$582,830
2022	\$0	\$70,000	\$70,000	\$70,000
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

There are no exemptions for this property

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.