



Address: [1317 ROCKY SPRINGS TR](#)
City: FORT WORTH
Georeference: 39983L-6-10
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9594112807
Longitude: -97.3878429179
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 6 Lot 10

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800044821
Site Name: SPRING RANCH ESTATES ADDN 6 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,634
Percent Complete: 100%
Land Sqft^{*}: 15,375
Land Acres^{*}: 0.3530
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:
NEAL STEVE DUANE
NEAL TREVA LYNN

Primary Owner Address:
1317 ROCKY SPRINGS TRL
FORT WORTH, TX 76052

Deed Date: 8/20/2020
Deed Volume:
Deed Page:
Instrument: [D220209479](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| STEVEN HAWKINS CUSTOM HOMES LTD | 8/29/2019 | D219203864 | | |

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 | \$397,271 | \$115,000 | \$512,271 | \$512,271 |
| 2024 | \$397,271 | \$115,000 | \$512,271 | \$512,271 |
| 2023 | \$452,901 | \$100,000 | \$552,901 | \$520,958 |
| 2022 | \$373,598 | \$100,000 | \$473,598 | \$473,598 |
| 2021 | \$331,196 | \$100,000 | \$431,196 | \$431,196 |
| 2020 | \$310,426 | \$100,000 | \$410,426 | \$410,426 |

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.