



## LOCATION

**Address:** [1200 ROCKY SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 39983L-2-2  
**Subdivision:** SPRING RANCH ESTATES ADDN  
**Neighborhood Code:** 2Z300P

**Latitude:** 32.9599896502  
**Longitude:** -97.3855622417  
**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 2 Lot 2

**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

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800038070

**Site Name:** SPRING RANCH ESTATES ADDN 2 2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,540

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,325

**Land Acres<sup>\*</sup>:** 0.3059

**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:**

VASQUEZ EDWARD JAMES  
VASQUEZ NATALIA NICOLE

**Primary Owner Address:**

1200 ROCKY SPRINGS TR  
HASLET, TX 76052

**Deed Date:** 2/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222055886](#)

| Previous Owners       | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------|-----------|----------------------------|-------------|-----------|
| OUR COUNTRY HOMES LLC | 12/4/2020 | <a href="#">D220323200</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 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$384,550          | \$115,000   | \$499,550    | \$499,550                    |
| 2023 | \$403,000          | \$100,000   | \$503,000    | \$503,000                    |
| 2022 | \$231,104          | \$100,000   | \$331,104    | \$331,104                    |
| 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

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- 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.