



LOCATION

Address: [1417 ROCKY SPRINGS TR](#)

City: FORT WORTH

Georeference: 39983L-4-7

Subdivision: SPRING RANCH ESTATES ADDN

Neighborhood Code: 2Z300P

Latitude: 32.9588574273

Longitude: -97.3900815013

TAD Map:

MAPSCO: TAR-005X



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 4 Lot 7

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: 800044784

Site Name: SPRING RANCH ESTATES ADDN 4 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,491

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:

THE HOWARD JAMES KRIZEK AND LIN ANN KRIZEK LIVING TRUST

Primary Owner Address:

1417 ROCKY SPRINGS TRL
HASLET, TX 76052

Deed Date: 10/19/2021

Deed Volume:

Deed Page:

Instrument: [D222010430](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRIZEK HOWARD J;KRIZEK LIN A	6/10/2021	D221171486		
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	\$0	\$0	\$0	\$0
2024	\$450,264	\$115,000	\$565,264	\$565,264
2023	\$493,150	\$100,000	\$593,150	\$540,627
2022	\$391,479	\$100,000	\$491,479	\$491,479
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.