07-15-2025

Tarrant Appraisal District Property Information | PDF Account Number: 07756747

Address: <u>13429 DOVE RANCH RD</u>

City: FORT WORTH Georeference: 24317M-5-10 Subdivision: LOST CREEK RANCH WEST ADDITION Neighborhood Code: 3K700E Latitude: 32.9759277497 Longitude: -97.2875723455 TAD Map: 2060-476 MAPSCO: TAR-008P

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

PROPERTY DATA

Legal Description: LOST CREEK RANCH WEST ADDITION Block 5 Lot 10 Jurisdictions: Site Number: 07756747 CITY OF FORT WORTH (026) Site Name: LOST CREEK RANCH WEST ADDITION-5-10 **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 1,528 NORTHWEST ISD (911) State Code: A Percent Complete: 100% Year Built: 2002 Land Sqft*: 5,250 Personal Property Account: N/A Land Acres^{*}: 0.1205 Agent: None Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

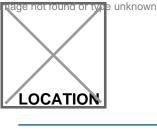
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: RATSAMY ANTHONY MICAH SANCHEZ VIOLETA ALEXANDRA

Primary Owner Address: 13429 DOVE RANCH RD ROANOKE, TX 76262 Deed Date: 8/29/2023 Deed Volume: Deed Page: Instrument: D223159224





Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEILL-STORK FAMILY TRUST	4/29/2015	D215117423		
NEILL KWEETHAI;NEILL STEPHEN	12/12/2012	D212304850	000000	0000000
NEILL KATHERINE	6/27/2007	D207232579	000000	0000000
MATHEWS DAVID S;MATHEWS LINDSAY	9/27/2002	00160150000290	0016015	0000290
CHOICE HOMES INC	6/25/2002	00157810000318	0015781	0000318
LOST SPURS DEVELOPMENT INC	1/1/2001	000000000000000000000000000000000000000	000000	0000000

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$203,178	\$65,000	\$268,178	\$268,178
2024	\$203,178	\$65,000	\$268,178	\$268,178
2023	\$215,354	\$65,000	\$280,354	\$280,354
2022	\$180,220	\$45,000	\$225,220	\$225,220
2021	\$144,433	\$45,000	\$189,433	\$189,433
2020	\$144,433	\$45,000	\$189,433	\$189,433

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.