



Address: [13313 DOVE RANCH RD](#)
City: FORT WORTH
Georeference: 24317M-6-9
Subdivision: LOST CREEK RANCH WEST ADDITION
Neighborhood Code: 3K700E

Latitude: 32.973873405
Longitude: -97.288704717
TAD Map: 2060-472
MAPSCO: TAR-008N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOST CREEK RANCH WEST
ADDITION Block 6 Lot 9

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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$248,331

Protest Deadline Date: 5/24/2024

Site Number: 07757174

Site Name: LOST CREEK RANCH WEST ADDITION-6-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,268

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

RIVAS SUSAN

Primary Owner Address:

13313 DOVE RANCH RD
ROANOKE, TX 76262

Deed Date: 12/22/2017

Deed Volume:

Deed Page:

Instrument: [D217295474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEST SAMUEL;BEST SARAH BEST	6/27/2014	D214136641	0000000	0000000
FOLLIS CHRISTINE M	2/4/2002	00154640000285	0015464	0000285
CHOICE HOMES INC	12/4/2001	00153030000232	0015303	0000232
LOST SPURS DEVELOPMENT INC	1/1/2001	00000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$183,331	\$65,000	\$248,331	\$248,331
2024	\$183,331	\$65,000	\$248,331	\$244,030
2023	\$194,222	\$65,000	\$259,222	\$221,845
2022	\$162,828	\$45,000	\$207,828	\$201,677
2021	\$138,343	\$45,000	\$183,343	\$183,343
2020	\$139,000	\$45,000	\$184,000	\$184,000

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.