



Address: [13617 PONDEROSA RANCH RD](#)
City: FORT WORTH
Georeference: 24317M-7-15
Subdivision: LOST CREEK RANCH WEST ADDITION
Neighborhood Code: 3K700E

Latitude: 32.9781393944
Longitude: -97.2888575296
TAD Map: 2060-476
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 7 Lot 15

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: THE RAY TAX GROUP LLC (01008)
Notice Sent Date: 4/15/2025
Notice Value: \$283,207
Protest Deadline Date: 5/24/2024

Site Number: 07757506
Site Name: LOST CREEK RANCH WEST ADDITION-7-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,733
Percent Complete: 100%
Land Sqft^{*}: 5,450
Land Acres^{*}: 0.1251
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:
MINCO JOHN
Primary Owner Address:
13617 PONDEROSA RANCH RD
ROANOKE, TX 76262

Deed Date: 8/23/2017
Deed Volume:
Deed Page:
Instrument: [D217195502](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS ROBERT JAMES	2/7/2007	D207066154	0000000	0000000
SIMMONS LISA;SIMMONS ROBERT J	5/15/2002	00157010000032	0015701	0000032
KB HOME LONE STAR LP	5/14/2002	00156840000277	0015684	0000277
SIMMONS LISA M;SIMMONS ROBERT J	5/6/2002	00157010000032	0015701	0000032
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	\$171,110	\$65,000	\$236,110	\$236,110
2024	\$218,207	\$65,000	\$283,207	\$239,580
2023	\$231,575	\$65,000	\$296,575	\$217,800
2022	\$153,000	\$45,000	\$198,000	\$198,000
2021	\$153,000	\$45,000	\$198,000	\$198,000
2020	\$153,000	\$45,000	\$198,000	\$198,000

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.