



Address: [13828 RUSTLER PASS RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-20-5
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9835854477
Longitude: -97.2853474942
TAD Map: 2060-476
MAPSCO: TAR-008K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOST CREEK RANCH NORTH
ADDN Block 20 Lot 5

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: 2003

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 07997035

Site Name: LOST CREEK RANCH NORTH ADDN-20-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,647

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

ARP 2014-1 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 8/26/2014

Deed Volume:

Deed Page:

Instrument: [D214192570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN RES LEASING CO LLC	12/3/2013	D213307791	0000000	0000000
PIERCE A;PIERCE CHRISTOPHER S	11/1/2007	D207395995	0000000	0000000
WEATHERSBY LYNN;WEATHERSBY MATTHEW	6/30/2003	00168800000105	0016880	0000105
HORIZON HOMES LTD	12/27/2002	00163030000233	0016303	0000233
THE RANCHES NORTH LTD	1/1/2002	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	\$228,859	\$65,000	\$293,859	\$293,859
2024	\$291,651	\$65,000	\$356,651	\$356,651
2023	\$289,611	\$65,000	\$354,611	\$354,611
2022	\$240,685	\$45,000	\$285,685	\$285,685
2021	\$195,290	\$45,000	\$240,290	\$240,290
2020	\$180,242	\$45,000	\$225,242	\$225,242

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

There are no exemptions for this property

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.