



Address: [13868 SONTERRA RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-5-1
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.983430573
Longitude: -97.2822526421
TAD Map: 2066-476
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 5 Lot 1

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: 2004

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 40392988

Site Name: LOST CREEK RANCH NORTH ADDN-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,536

Percent Complete: 100%

Land Sqft^{*}: 5,775

Land Acres^{*}: 0.1325

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:

MNSF II W1 LLC

Primary Owner Address:

6836 MORRISON BLVD STE 320
CHARLOTTE, NC 28211

Deed Date: 12/13/2017

Deed Volume:

Deed Page:

Instrument: [D218019813](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SG HOMES VIA LLC	7/2/2013	D213172627	0000000	0000000
HORNER CHRISTOPHER;HORNER KRIST	2/6/2009	D209041318	0000000	0000000
AURORA LOAN SERVICES	9/18/2008	D208367920	0000000	0000000
BREWER JASON	6/29/2006	D206207711	0000000	0000000
K B HOMES	10/20/2004	D204345925	0000000	0000000
BREWER CAYMI PRESCOTT;BREWER JASON	10/20/2004	D204337117	0000000	0000000
RANCHES NOR THE II	1/1/2003	000000000000000	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	\$276,000	\$65,000	\$341,000	\$341,000
2024	\$276,000	\$65,000	\$341,000	\$341,000
2023	\$275,000	\$65,000	\$340,000	\$340,000
2022	\$190,228	\$45,000	\$235,228	\$235,228
2021	\$190,228	\$45,000	\$235,228	\$235,228
2020	\$168,314	\$45,000	\$213,314	\$213,314

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.