



**Address:** [13879 VALLEY RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317K-18-20  
**Subdivision:** LOST CREEK RANCH NORTH II  
**Neighborhood Code:** 3K700D

**Latitude:** 32.9838995952  
**Longitude:** -97.286742598  
**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 II  
Block 18 Lot 20

**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:** 2006  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40828409  
**Site Name:** LOST CREEK RANCH NORTH II-18-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,782  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 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:**  
PETKOV DENISLAV  
PETKOVA AKSINIYA  
**Primary Owner Address:**  
393 E WASHINGTON AVE #1  
SUNNYVALE, CA 94086

**Deed Date:** 4/1/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221090129](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAWBAKER ADAM;HAWBAKER SARAH	10/6/2017	<a href="#">D217233457</a>		
WHITAKER MICHELLE H;WHITAKER VINCENT K	9/22/2017	<a href="#">D217233456</a>		
WHITAKER MICHELLE ETAL	10/17/2012	<a href="#">D212261077</a>	0000000	0000000
WILLINGHAM KATIE R	3/20/2009	<a href="#">D209080530</a>	0000000	0000000
BAILEY MARK A	11/2/2006	<a href="#">D206356891</a>	0000000	0000000
HORIZON HOMES LTD	3/27/2006	<a href="#">D206098771</a>	0000000	0000000
RANCHES NORTH III LTD	1/1/2005	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 <sup>+</sup>
2025	\$244,429	\$65,000	\$309,429	\$309,429
2024	\$244,429	\$65,000	\$309,429	\$309,429
2023	\$267,587	\$65,000	\$332,587	\$332,587
2022	\$225,146	\$45,000	\$270,146	\$270,146
2021	\$187,329	\$45,000	\$232,329	\$232,329
2020	\$177,045	\$45,000	\$222,045	\$222,045

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.