



**Address:** [13883 VALLEY RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317K-18-21  
**Subdivision:** LOST CREEK RANCH NORTH II  
**Neighborhood Code:** 3K700D

**Latitude:** 32.9840370243  
**Longitude:** -97.2867401447  
**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 21

**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:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40828417

**Site Name:** LOST CREEK RANCH NORTH II-18-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,624

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MILLER DAVID BENJAMIN

MILLER DIANA

**Primary Owner Address:**

13883 VALLEY RANCH RD  
ROANOKE, TX 76262

**Deed Date:** 12/7/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217288731](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER DAVID B;MILLER DIANA	12/17/2013	000000000000000	0000000	0000000
MILLER DAVID B	12/19/2006	<a href="#">D206407984</a>	0000000	0000000
HORIZON HOMES LTD	3/27/2006	<a href="#">D206098771</a>	0000000	0000000
RANCHES NORTH III LTD	1/1/2005	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 <sup>+</sup>
2025	\$166,542	\$65,000	\$231,542	\$231,542
2024	\$202,000	\$65,000	\$267,000	\$267,000
2023	\$231,850	\$65,000	\$296,850	\$251,339
2022	\$211,301	\$45,000	\$256,301	\$228,490
2021	\$162,718	\$45,000	\$207,718	\$207,718
2020	\$153,865	\$45,000	\$198,865	\$198,295

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.