



Address: [13920 VALLEY RANCH RD](#)
City: FORT WORTH
Georeference: 24317K-19-25
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.9851048613
Longitude: -97.2861821188
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 19 Lot 25

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
Notice Sent Date: 4/15/2025
Notice Value: \$379,000
Protest Deadline Date: 5/24/2024

Site Number: 40828794
Site Name: LOST CREEK RANCH NORTH II-19-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,747
Percent Complete: 100%
Land Sqft^{*}: 10,018
Land Acres^{*}: 0.2299
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
GARCIA EDMUNDO
GARCIA NAYALI
Primary Owner Address:
13920 VALLEY RANCH RD
ROANOKE, TX 76262

Deed Date: 7/14/2017
Deed Volume:
Deed Page:
Instrument: [D217164189](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURSON DEBORAH;BURSON LARRY	9/27/2006	D206306226	0000000	0000000
WEEKLEY HOMES LP	7/12/2006	D206251571	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 ⁺
2025	\$287,000	\$65,000	\$352,000	\$352,000
2024	\$314,000	\$65,000	\$379,000	\$364,029
2023	\$345,525	\$65,000	\$410,525	\$330,935
2022	\$325,129	\$45,000	\$370,129	\$300,850
2021	\$228,500	\$45,000	\$273,500	\$273,500
2020	\$228,500	\$45,000	\$273,500	\$263,530

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.