



Address: [13916 VALLEY RANCH RD](#)
City: FORT WORTH
Georeference: 24317K-19-26
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.9848960255
Longitude: -97.2862035368
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 26

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: \$320,770

Protest Deadline Date: 5/24/2024

Site Number: 40828808

Site Name: LOST CREEK RANCH NORTH II-19-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,913

Percent Complete: 100%

Land Sqft^{*}: 5,484

Land Acres^{*}: 0.1258

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:

BRIMINGHAM JASON
BRIMINGHAM LESLIE

Primary Owner Address:

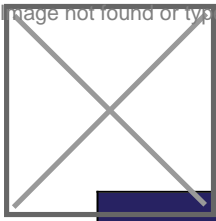
13916 VALLEY RANCH RD
ROANOKE, TX 76262-3810

Deed Date: 5/21/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208197199](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAGINSKI JOSEPH JR;BAGINSKI KINZI	5/29/2007	D207198913	0000000	0000000
WEEKLEY HOMES LP	3/2/2006	D206063301	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	\$255,770	\$65,000	\$320,770	\$320,770
2024	\$255,770	\$65,000	\$320,770	\$300,141
2023	\$280,057	\$65,000	\$345,057	\$272,855
2022	\$255,028	\$45,000	\$300,028	\$248,050
2021	\$195,868	\$45,000	\$240,868	\$225,500
2020	\$160,000	\$45,000	\$205,000	\$205,000

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.