



Address: [13886 VALLEY RANCH RD](#)
City: FORT WORTH
Georeference: 24317K-19-31
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.9842090159
Longitude: -97.2862099796
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 31

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: TEXAS PROPERTY TAX REDUCTIONS LLC (09234) N

Protest Deadline Date: 5/24/2024

Site Number: 40828859
Site Name: LOST CREEK RANCH NORTH II-19-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,631
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1299

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
PLAIDSTONE HOMES LLC
Primary Owner Address:
1112 LAKE HILLS TRL
ROANOKE, TX 76262

Deed Date: 4/25/2017
Deed Volume:
Deed Page:
Instrument: [D217098659](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEARN MICHELLE;HEARN SHAWN	7/17/2015	D215157323		
PARROTT ADAM B	2/23/2007	D207075069	0000000	0000000
HORIZON HOMES LTD	6/15/2006	D206193310	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	\$136,728	\$65,000	\$201,728	\$201,728
2024	\$167,889	\$65,000	\$232,889	\$232,889
2023	\$205,323	\$65,000	\$270,323	\$270,323
2022	\$199,793	\$45,000	\$244,793	\$244,793
2021	\$158,255	\$45,000	\$203,255	\$203,255
2020	\$125,000	\$45,000	\$170,000	\$170,000

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

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.