



**Address:** [13882 VALLEY RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317K-19-32  
**Subdivision:** LOST CREEK RANCH NORTH II  
**Neighborhood Code:** 3K700D

**Latitude:** 32.9840716523  
**Longitude:** -97.286210988  
**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 32

**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:** 40828867

**Site Name:** LOST CREEK RANCH NORTH II-19-32

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,100

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,702

**Land Acres<sup>\*</sup>:** 0.1308

**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:**

HPA TX LLC

**Primary Owner Address:**

120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 10/22/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215241094](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALNA PROPERTIES III LLC	8/12/2015	<a href="#">D215191601</a>		
BANK OF AMERICA NA	7/7/2015	<a href="#">D215161751</a>		
HALE DAWN;HALE EVAN	2/8/2007	<a href="#">D207054308</a>	0000000	0000000
HORIZON HOMES LTD	6/15/2006	<a href="#">D206193310</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	\$239,331	\$65,000	\$304,331	\$304,331
2024	\$321,510	\$65,000	\$386,510	\$386,510
2023	\$344,866	\$65,000	\$409,866	\$409,866
2022	\$317,165	\$45,000	\$362,165	\$362,165
2021	\$230,558	\$45,000	\$275,558	\$275,558
2020	\$197,383	\$45,000	\$242,383	\$242,383

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.