



Address: [13878 VALLEY RANCH RD](#)
City: FORT WORTH
Georeference: 24317K-19-33
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.9839342988
Longitude: -97.2862120743
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 33

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

Protest Deadline Date: 5/24/2024

Site Number: 40828875

Site Name: LOST CREEK RANCH NORTH II-19-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,861

Percent Complete: 100%

Land Sqft^{*}: 5,742

Land Acres^{*}: 0.1318

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:

BUFF BRANDON

BUFF ANDRIANA

Primary Owner Address:

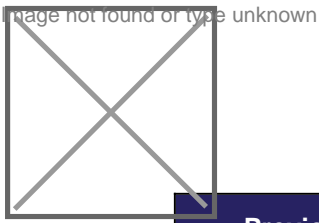
13878 VALLEY RANCH RD
ROANOKE, TX 76262

Deed Date: 10/19/2018

Deed Volume:

Deed Page:

Instrument: [D218234809](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRESH START SERV LLC	9/16/2015	D215214578		
JOHNSON JOHN S	12/14/2006	D206399134	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	\$322,166	\$65,000	\$387,166	\$387,166
2024	\$322,166	\$65,000	\$387,166	\$386,850
2023	\$353,144	\$65,000	\$418,144	\$351,682
2022	\$321,177	\$45,000	\$366,177	\$319,711
2021	\$245,646	\$45,000	\$290,646	\$290,646
2020	\$231,854	\$45,000	\$276,854	\$272,711

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.