



**Address:** [13870 VALLEY RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317K-19-35  
**Subdivision:** LOST CREEK RANCH NORTH II  
**Neighborhood Code:** 3K700D

**Latitude:** 32.9836582621  
**Longitude:** -97.2862147014  
**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 35

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40828891

**Site Name:** LOST CREEK RANCH NORTH II-19-35

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,150

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,822

**Land Acres<sup>\*</sup>:** 0.1336

**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:**

SHENG DAVID Y  
SHENG HANG JIANG

**Primary Owner Address:**

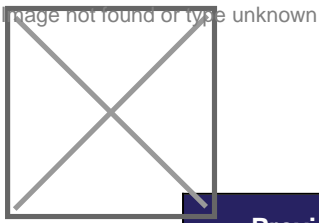
3508 CHIMNEY ROCK DR  
FLOWER MOUND, TX 75022-6651

**Deed Date:** 4/7/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214069221](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEELE BRANDON B	9/28/2007	<a href="#">D207350954</a>	0000000	0000000
WEEKLEY HOMES LP	3/2/2006	<a href="#">D206063301</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	\$254,000	\$65,000	\$319,000	\$319,000
2024	\$254,000	\$65,000	\$319,000	\$319,000
2023	\$279,000	\$65,000	\$344,000	\$344,000
2022	\$250,000	\$45,000	\$295,000	\$295,000
2021	\$196,690	\$45,000	\$241,690	\$241,690
2020	\$161,000	\$45,000	\$206,000	\$206,000

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.