



**Address:** [3445 MEDLIN RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317K-22-31  
**Subdivision:** LOST CREEK RANCH NORTH II  
**Neighborhood Code:** 3K700D

**Latitude:** 32.9845611189  
**Longitude:** -97.2868360431  
**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 22 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:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$361,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40829111  
**Site Name:** LOST CREEK RANCH NORTH II-22-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,827  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**  
PINA HEATHER C  
**Primary Owner Address:**  
3445 MEDLIN RANCH RD  
ROANOKE, TX 76262

**Deed Date:** 11/19/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-22-213268

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PINA HEATHER C;PINA HECTOR L EST	5/22/2015	<a href="#">D215111061</a>		
TINER DEVON R;TINER SUSAN	8/9/2011	<a href="#">D211199173</a>	0000000	0000000
TINER DEVON R	6/28/2007	<a href="#">D207233085</a>	0000000	0000000
WEEKLEY HOMES LP	5/2/2006	<a href="#">D206136218</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	\$296,000	\$65,000	\$361,000	\$361,000
2024	\$296,000	\$65,000	\$361,000	\$331,087
2023	\$325,922	\$65,000	\$390,922	\$300,988
2022	\$310,472	\$45,000	\$355,472	\$273,625
2021	\$203,750	\$45,000	\$248,750	\$248,750
2020	\$203,750	\$45,000	\$248,750	\$248,750

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.