



Address: [3413 MEDLIN RANCH RD](#)
City: FORT WORTH
Georeference: 24317K-22-39
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.984494662
Longitude: -97.2882071667
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 39

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: 2005
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40829200
Site Name: LOST CREEK RANCH NORTH II-22-39
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,482
Percent Complete: 100%
Land Sqft^{*}: 6,042
Land Acres^{*}: 0.1387
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:
KOSTRZEWA PIOTR B
Primary Owner Address:
3413 MEDLIN RANCH RD
ROANOKE, TX 76262-3805
Deed Date: 6/12/2015
Deed Volume:
Deed Page:
Instrument: [D215126388](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITE GINGER;WHITE KYLE SMITH	5/25/2006	D206162533	0000000	0000000
HORIZON HOMES LTD	7/28/2005	D205229406	0000000	0000000
RANCHES NORTH III LTD	1/1/2005	0000000000000000	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	\$196,046	\$65,000	\$261,046	\$261,046
2024	\$196,046	\$65,000	\$261,046	\$260,437
2023	\$214,474	\$65,000	\$279,474	\$236,761
2022	\$195,512	\$45,000	\$240,512	\$215,237
2021	\$150,670	\$45,000	\$195,670	\$195,670
2020	\$142,503	\$45,000	\$187,503	\$187,374

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.