



Address: [3616 BLACK RANCH CT](#)
City: FORT WORTH
Georeference: 24317K-24-26
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.9862366224
Longitude: -97.2830722668
TAD Map: 2066-480
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 24 Lot 26

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: 40829626

Site Name: LOST CREEK RANCH NORTH II-24-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,991

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

QUARANTA PAUL
QUARANTA JOANN

Primary Owner Address:

3616 BLACK RANCH CT
ROANOKE, TX 76262

Deed Date: 5/1/2020

Deed Volume:

Deed Page:

Instrument: [D220101597](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCONIA REAL ESTATE SERVICES	3/25/2020	D220101596		
FANA YENSIKA;RUIZ HENRY	5/17/2017	D217114145		
BALLOW FRANK J;BALLOW ROSEMARY	12/27/2016	D217005169		
MELMAN VELINDA S	11/1/2016	D216285928		
COLLINS LAWRENCE J	12/30/2005	D206003486	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	\$259,265	\$65,000	\$324,265	\$324,265
2024	\$259,265	\$65,000	\$324,265	\$324,265
2023	\$283,911	\$65,000	\$348,911	\$348,911
2022	\$258,520	\$45,000	\$303,520	\$303,520
2021	\$198,498	\$45,000	\$243,498	\$243,498
2020	\$187,554	\$45,000	\$232,554	\$232,554

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.