



Address: [3624 BLACK RANCH CT](#)
City: FORT WORTH
Georeference: 24317K-24-28
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.9862043653
Longitude: -97.2827253975
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 28

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$333,496

Protest Deadline Date: 5/24/2024

Site Number: 40829642

Site Name: LOST CREEK RANCH NORTH II-24-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,712

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:

SON JAMES SINIL
SON YOUNGMI

Primary Owner Address:

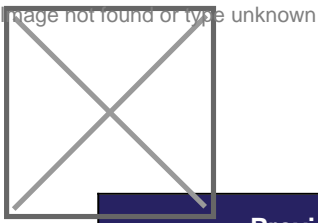
3624 BLACK RANCH CT
ROANOKE, TX 76262

Deed Date: 2/27/2015

Deed Volume:

Deed Page:

Instrument: [D215040879](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPSON JASON;SIMPSON JENNIFER	8/29/2006	D206273148	0000000	0000000
HORIZON HOMES LTD	4/27/2006	D206136516	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	\$268,496	\$65,000	\$333,496	\$333,496
2024	\$268,496	\$65,000	\$333,496	\$323,566
2023	\$315,141	\$65,000	\$380,141	\$294,151
2022	\$307,945	\$45,000	\$352,945	\$267,410
2021	\$218,851	\$45,000	\$263,851	\$243,100
2020	\$176,000	\$45,000	\$221,000	\$221,000

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

- 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.