

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07756593

Address: 13344 DOVE RANCH RD

City: FORT WORTH

Georeference: 24317M-4-14

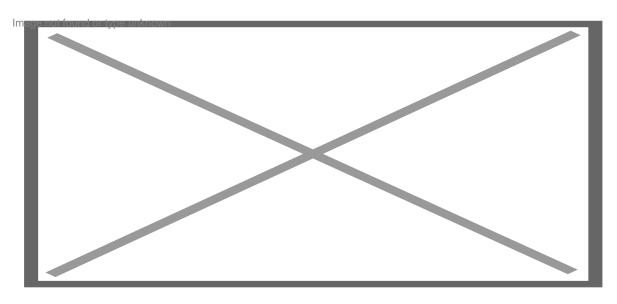
Subdivision: LOST CREEK RANCH WEST ADDITION

Neighborhood Code: 3K700E

Latitude: 32.9744014876 Longitude: -97.2873829193

**TAD Map:** 2060-472 **MAPSCO:** TAR-008P





This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: LOST CREEK RANCH WEST

**ADDITION Block 4 Lot 14** 

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: 2002

Personal Property Account: N/A Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 07756593

Site Name: LOST CREEK RANCH WEST ADDITION-4-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,464
Percent Complete: 100%

Land Sqft\*: 5,250 Land Acres\*: 0.1205

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Current Owner:

AMH 2015-1 BORROWER LLC

**Primary Owner Address:** 

23975 PARK SORRENTO STE 300

CALABASAS, CA 91302

Deed Date: 3/6/2015 Deed Volume: Deed Page:

**Instrument:** D215046197

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROP TWO	7/31/2013	D213207216	0000000	0000000
COOK DONALD;COOK TRACI	10/4/2007	D207359348	0000000	0000000
SECRETARY OF HUD	8/15/2005	D205280290	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	8/2/2005	D205231546	0000000	0000000
CRAWFORD DEVYN;CRAWFORD JOHN CRAUN	9/23/2002	00160040000032	0016004	0000032
CHOICE HOMES INC	6/25/2002	00157810000318	0015781	0000318
LOST SPURS DEVELOPMENT INC	1/1/2001	00000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$196,238	\$65,000	\$261,238	\$261,238
2023	\$209,987	\$65,000	\$274,987	\$274,987
2022	\$175,801	\$45,000	\$220,801	\$220,801
2021	\$133,893	\$45,000	\$178,893	\$178,893
2020	\$133,893	\$45,000	\$178,893	\$178,893

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.





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.

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