

Tarrant Appraisal District Property Information | PDF Account Number: 07756763

Address: <u>13421 DOVE RANCH RD</u>

City: FORT WORTH Georeference: 24317M-5-12 Subdivision: LOST CREEK RANCH WEST ADDITION Neighborhood Code: 3K700E Latitude: 32.9756524573 Longitude: -97.2875760258 TAD Map: 2060-476 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 5 Lot 12

Jurisdictions:

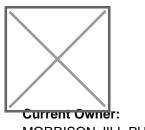
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911)

State Code: A Year Built: 2002 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07756763 Site Name: LOST CREEK RANCH WEST ADDITION-5-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,570 Percent Complete: 100% Land Sqft^{*}: 5,250 Land Acres^{*}: 0.1205 Pool: N

+++ Rounded.

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

OWNER INFORMATION



MORRISON JILL PURVIS

Primary Owner Address: 13421 DOVE RANCH RD ROANOKE, TX 76262-4548 Deed Date: 5/23/2011 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D211127125

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRISON JILL P	7/26/2002	00158570000232	0015857	0000232
CHOICE HOMES INC	4/23/2002	00156270000083	0015627	0000083
LOST SPURS DEVELOPMENT INC	1/1/2001	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$207,755	\$65,000	\$272,755	\$268,131
2023	\$220,165	\$65,000	\$285,165	\$243,755
2022	\$184,370	\$45,000	\$229,370	\$221,595
2021	\$156,450	\$45,000	\$201,450	\$201,450
2020	\$157,193	\$45,000	\$202,193	\$202,193

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.