

## LOCATION

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**Address:** [13809 RUSTLER PASS RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317J-19-8  
**Subdivision:** LOST CREEK RANCH NORTH ADDN  
**Neighborhood Code:** 3K700C

**Latitude:** 32.9829692624  
**Longitude:** -97.2855815878  
**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

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**Legal Description:** LOST CREEK RANCH NORTH  
ADDN Block 19 Lot 8

**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:** 2003

**Personal Property Account:** N/A

**Agent:** JAROD MARCUS (07798)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07996802

**Site Name:** LOST CREEK RANCH NORTH ADDN-19-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,668

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

MOLINA FAMILY TRUST

**Primary Owner Address:**

14411 SUTTON DR  
URBANDALE, IA 50323

**Deed Date:** 4/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219083793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOLINA GARZA JESUS RICARDO	3/22/2019	<a href="#">D219058389</a>		
CAUDILL LEWIS D;CAUDILL SHARIE L	12/2/2003	<a href="#">D203457341</a>	0000000	0000000
HORIZON HOMES LTD	4/2/2003	00165960000477	0016596	0000477
THE RANCHES NORTH LTD	1/1/2002	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$219,261	\$65,000	\$284,261	\$284,261
2023	\$216,940	\$65,000	\$281,940	\$281,940
2022	\$193,318	\$45,000	\$238,318	\$238,318
2021	\$159,035	\$45,000	\$204,035	\$204,035
2020	\$154,226	\$45,000	\$199,226	\$199,226

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.