

LOCATION

Address: [13817 RUSTLER PASS RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-19-10
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.983181268
Longitude: -97.2858500629
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

Legal Description: LOST CREEK RANCH NORTH
 ADDN Block 19 Lot 10

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: None

Protest Deadline Date: 5/15/2025

Site Number: 07996829

Site Name: LOST CREEK RANCH NORTH ADDN-19-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,735

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1899

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:

FARAHI SHAHNAZ

Primary Owner Address:

11712 PHEASANT CRK DR
 KELLER, TX 76248

Deed Date: 3/1/2016

Deed Volume:

Deed Page:

Instrument: [D216054803](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLEISCHMANN KYLA	11/22/2002	00161790000059	0016179	0000059
CHOICE HOMES INC	9/17/2002	00159830000124	0015983	0000124
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$190,000	\$65,000	\$255,000	\$255,000
2023	\$231,996	\$65,000	\$296,996	\$296,996
2022	\$206,537	\$45,000	\$251,537	\$251,537
2021	\$170,339	\$45,000	\$215,339	\$215,339
2020	\$147,000	\$45,000	\$192,000	\$192,000

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

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.