



**Address:** [4017 RANCHO MILAGRO DR](#)  
**City:** FORT WORTH  
**Georeference:** 23043E-1-31  
**Subdivision:** LA FRONTERA-FORT WORTH  
**Neighborhood Code:** 2N400D

**Latitude:** 32.8995344535  
**Longitude:** -97.4469520589  
**TAD Map:** 2012-448  
**MAPSCO:** TAR-031D



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

## PROPERTY DATA

**Legal Description:** LA FRONTERA-FORT WORTH  
Block 1 Lot 31

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800049234

**Site Name:** LA FRONTERA-FORT WORTH 1 31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,027

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1791

**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:**

CHILD CODY RYAN  
CHILD MADELINE RENEE

**Deed Date:** 7/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221214739](#)

**Primary Owner Address:**

4017 RANCHO MILAGRO DR  
FORT WORTH, TX 76179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES	10/28/2020	<a href="#">D220284437</a>		

## 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	\$436,484	\$140,000	\$576,484	\$549,475
2023	\$435,000	\$125,000	\$560,000	\$499,523
2022	\$329,112	\$125,000	\$454,112	\$454,112
2021	\$0	\$44,411	\$44,411	\$44,411
2020	\$0	\$44,411	\$44,411	\$44,411

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.