



Address: [4001 RANCHO MILAGRO DR](#)
City: FORT WORTH
Georeference: 23043E-1-35
Subdivision: LA FRONTERA-FORT WORTH
Neighborhood Code: 2N400D

Latitude: 32.8993190723
Longitude: -97.4460693101
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 35

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800049238

Site Name: LA FRONTERA-FORT WORTH 1 35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,794

Percent Complete: 100%

Land Sqft^{*}: 17,240

Land Acres^{*}: 0.3958

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:

PHILLIPS DUSTIN
PHILLIPS KRYSTI L

Deed Date: 6/26/2020

Deed Volume:

Deed Page:

Instrument: [D220153144](#)

Primary Owner Address:

4001 RANCHO MILAGRO DR
FORT WORTH, TX 76179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	11/13/2019	D219272295		

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	\$529,643	\$140,000	\$669,643	\$556,600
2023	\$586,569	\$125,000	\$711,569	\$506,000
2022	\$335,000	\$125,000	\$460,000	\$460,000
2021	\$335,000	\$125,000	\$460,000	\$460,000
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.