



**Address:** [1700 RIO SECCO DR](#)  
**City:** FORT WORTH  
**Georeference:** 23623N-9-11  
**Subdivision:** LASATER RANCH - FTW  
**Neighborhood Code:** 2N100E

**Latitude:** 32.8746575532  
**Longitude:** -97.3389482883  
**TAD Map:** 2048-436  
**MAPSCO:** TAR-034R



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

## PROPERTY DATA

**Legal Description:** LASATER RANCH - FTW Block  
9 Lot 11

**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:** 800049931

**Site Name:** LASATER RANCH - FTW 9 11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,848

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**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

**Current Owner:**

KARKI PRATIK

**Primary Owner Address:**

1700 RIO SECCO DR  
FORT WORTH, TX 76131

**Deed Date:** 1/8/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221008483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERSIDE HOMEBUILDERS LTD	9/16/2020	<a href="#">D220247248</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	\$377,884	\$85,000	\$462,884	\$446,906
2023	\$421,775	\$60,000	\$481,775	\$406,278
2022	\$309,344	\$60,000	\$369,344	\$369,344
2021	\$176,656	\$60,000	\$236,656	\$236,656
2020	\$0	\$42,000	\$42,000	\$42,000

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.