

LOCATION

Address: [3601 BLACK RANCH CT](#)
City: FORT WORTH
Georeference: 24317K-24-34
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.9866957209
Longitude: -97.2836007445
TAD Map: 2066-480
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 II
Block 24 Lot 34

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40829707

Site Name: LOST CREEK RANCH NORTH II-24-34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,103

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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 DAVID R

Primary Owner Address:

3601 BLACK RANCH CT
ROANOKE, TX 76262

Deed Date: 9/16/2015

Deed Volume:

Deed Page:

Instrument: [D215210971](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS DAVID R	9/16/2015	D215210971		
FRANKLIN JONI;FRANKLIN RICK	7/6/2007	D207307435	0000000	0000000
FEDERAL HOME LOAN MTG CORP	4/3/2007	D207248518	0000000	0000000
WASHINGTON MUTUAL BANK FA	4/3/2007	D207125337	0000000	0000000
SINGH RANJIT	6/19/2006	D206185268	0000000	0000000
HORIZON HOMES LTD	6/29/2005	D205205691	0000000	0000000
RANCHES NORTH III LTD	1/1/2005	0000000000000000	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	\$343,435	\$65,000	\$408,435	\$365,027
2023	\$327,000	\$65,000	\$392,000	\$331,843
2022	\$324,511	\$45,000	\$369,511	\$301,675
2021	\$229,250	\$45,000	\$274,250	\$274,250
2020	\$229,250	\$45,000	\$274,250	\$260,150

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.