



Address: [3412 LASSO RD](#)
City: FORT WORTH
Georeference: 24317M-5-4
Subdivision: LOST CREEK RANCH WEST ADDITION
Neighborhood Code: 3K700E

Latitude: 32.9765559811
Longitude: -97.2878670438
TAD Map: 2060-476
MAPSCO: TAR-008P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOST CREEK RANCH WEST
ADDITION Block 5 Lot 4

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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$275,988

Protest Deadline Date: 5/24/2024

Site Number: 07756682

Site Name: LOST CREEK RANCH WEST ADDITION-5-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,568

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

COOK BRETT

Primary Owner Address:

3412 LASSO RD
ROANOKE, TX 76262

Deed Date: 11/8/2018

Deed Volume:

Deed Page:

Instrument: [D218252040](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMERSON ELLIS	3/2/2018	D218173069		
VAN VLACK BRIAN T	6/14/2012	D212143929	0000000	0000000
SMITH O G	6/27/2002	00157820000270	0015782	0000270
CHOICE HOMES INC	3/23/2002	00156270000083	0015627	0000083
LOST SPURS DEVELOPMENT INC	1/1/2001	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	\$210,988	\$65,000	\$275,988	\$275,988
2024	\$210,988	\$65,000	\$275,988	\$272,557
2023	\$223,407	\$65,000	\$288,407	\$247,779
2022	\$187,655	\$45,000	\$232,655	\$225,254
2021	\$159,776	\$45,000	\$204,776	\$204,776
2020	\$160,534	\$45,000	\$205,534	\$205,534

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.