



Address: [3609 BANDERA RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-10-37
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9799249955
Longitude: -97.2840760281
TAD Map: 2066-476
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 NORTH
ADDN Block 10 Lot 37

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: \$309,678

Protest Deadline Date: 5/24/2024

Site Number: 07846606

Site Name: LOST CREEK RANCH NORTH ADDN-10-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,468

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

MANZANO DANNY
MANZANO HERNANDEZ MARGARITO

Primary Owner Address:

2809 W CASTOR ST
SANTA ANA, CA 92704

Deed Date: 2/24/2025

Deed Volume:

Deed Page:

Instrument: [D225032150](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUFFSTUTLER MEGAN;HUFFSTUTLER SHANE	2/11/2015	D215029258		
STRADER MONICA;STRADER STEPHEN	3/21/2003	00165290000143	0016529	0000143
HORIZON HOMES LTD	1/8/2002	00154080000262	0015408	0000262
RANCHES NORTH LTD THE	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	\$235,000	\$65,000	\$300,000	\$300,000
2024	\$244,678	\$65,000	\$309,678	\$278,362
2023	\$268,711	\$65,000	\$333,711	\$253,056
2022	\$250,020	\$45,000	\$295,020	\$230,051
2021	\$164,137	\$45,000	\$209,137	\$209,137
2020	\$164,137	\$45,000	\$209,137	\$209,137

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.