



Address: [3601 BANDERA RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-10-39
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9799289144
Longitude: -97.2844014949
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 39

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$354,041

Protest Deadline Date: 5/24/2024

Site Number: 07846622

Site Name: LOST CREEK RANCH NORTH ADDN-10-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,995

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:

SEJI HASIM

SEJI MIRXHAN ETAL

Primary Owner Address:

3601 BANDERA RANCH RD
ROANOKE, TX 76262-5876

Deed Date: 10/29/2002

Deed Volume: 0016112

Deed Page: 0000351

Instrument: 00161120000351

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$289,041	\$65,000	\$354,041	\$354,041
2024	\$289,041	\$65,000	\$354,041	\$322,837
2023	\$299,791	\$65,000	\$364,791	\$293,488
2022	\$281,448	\$45,000	\$326,448	\$266,807
2021	\$197,552	\$45,000	\$242,552	\$242,552
2020	\$197,552	\$45,000	\$242,552	\$242,552

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.