



**Address:** [3541 BANDERA RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317J-10-40  
**Subdivision:** LOST CREEK RANCH NORTH ADDN  
**Neighborhood Code:** 3K700C

**Latitude:** 32.9799311259  
**Longitude:** -97.2845647157  
**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 40

**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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07846630

**Site Name:** LOST CREEK RANCH NORTH ADDN-10-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,659

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,792

**Land Acres<sup>\*</sup>:** 0.1100

**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:**

GAMES MARC D

GAMES MEGAN A

**Primary Owner Address:**

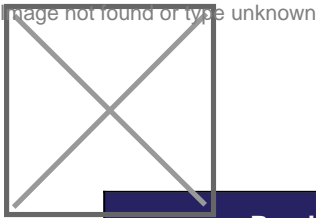
3541 BANDERA RANCH RD  
ROANOKE, TX 76262-5875

**Deed Date:** 7/29/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210184455](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIBBS MATTHEW B;HIBBS STEPHANI	8/23/2002	00159220000177	0015922	0000177
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 <sup>+</sup>
2025	\$300,493	\$65,000	\$365,493	\$365,493
2024	\$300,493	\$65,000	\$365,493	\$365,493
2023	\$299,475	\$65,000	\$364,475	\$364,475
2022	\$266,240	\$45,000	\$311,240	\$311,240
2021	\$210,027	\$45,000	\$255,027	\$255,027
2020	\$210,027	\$45,000	\$255,027	\$255,027

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

There are no exemptions for this property

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.