



**Address:** [3716 BANDERA RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317J-8-19  
**Subdivision:** LOST CREEK RANCH NORTH ADDN  
**Neighborhood Code:** 3K700C

**Latitude:** 32.9803475741  
**Longitude:** -97.2818683455  
**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 8 Lot 19

**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:** THE RAY TAX GROUP LLC (01008)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$290,092

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07994737

**Site Name:** LOST CREEK RANCH NORTH ADDN-8-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,947

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

KARKI BIKASH  
KARKI LALITA THAPA

**Primary Owner Address:**

3716 BANDERA RANCH RD  
ROANOKE, TX 76262

**Deed Date:** 6/12/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217135547](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIERCE PAULA	6/9/2017	<a href="#">D217130397</a>		
PIERCE PAULA;PIERCE RICHARD HAND	12/31/2002	00162860000039	0016286	0000039
HORIZON HOMES LTD	8/19/2002	00159430000105	0015943	0000105
THE RANCHES NORTH LTD	1/1/2002	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	\$183,986	\$65,000	\$248,986	\$248,986
2024	\$225,092	\$65,000	\$290,092	\$248,655
2023	\$234,526	\$65,000	\$299,526	\$226,050
2022	\$160,500	\$45,000	\$205,500	\$205,500
2021	\$160,500	\$45,000	\$205,500	\$205,500
2020	\$165,000	\$45,000	\$210,000	\$210,000

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.