



Address: [3709 BANDERA RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-10-27
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9803815447
Longitude: -97.2824465062
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 27

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: 07995490

Site Name: LOST CREEK RANCH NORTH ADDN-10-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,952

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:

WARD MATTHEW

Primary Owner Address:

3709 BANDERA RANCH RD
ROANOKE, TX 76262

Deed Date: 7/26/2023

Deed Volume:

Deed Page:

Instrument: [D223144289](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FELLHAUER HANS IKAICA	6/17/2014	D214128009	0000000	0000000
BROWN H FELLHAUER;BROWN KIMBERLY	6/24/2013	D213162452	0000000	0000000
SECRETARY OF HUD	1/9/2013	D213079012	0000000	0000000
JAMES B NUTTER & COMPANY	1/1/2013	D213004222	0000000	0000000
TONNING SUIE;TONNING TERRY	7/14/2008	D208280191	0000000	0000000
LEASE BRYAN S;LEASE STEPHANIE	1/6/2003	00162920000713	0016292	0000713
HORIZON HOMES LTD	8/12/2002	00159430000100	0015943	0000100
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 ⁺
2025	\$241,896	\$65,000	\$306,896	\$306,896
2024	\$255,390	\$65,000	\$320,390	\$320,390
2023	\$254,542	\$65,000	\$319,542	\$280,317
2022	\$226,517	\$45,000	\$271,517	\$254,834
2021	\$186,667	\$45,000	\$231,667	\$231,667
2020	\$179,118	\$45,000	\$224,118	\$224,118

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.