



Address: [3729 BANDERA RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-4-21
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9811104835
Longitude: -97.281977737
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 4 Lot 21

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40392961

Site Name: LOST CREEK RANCH NORTH ADDN-4-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,491

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

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:

FRANK AND AMY CAPOVILLA FAMILY TRUST, THE

Primary Owner Address:

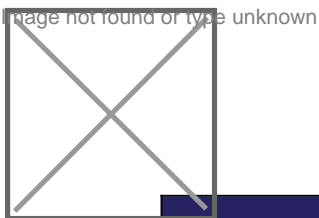
2213 PATTERSON WAY
SOUTHLAKE, TX 76092

Deed Date: 10/28/2022

Deed Volume:

Deed Page:

Instrument: [D222262085](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPOVILLA FRANK	7/21/2021	D221217452		
ALSALEH AHMAD J KHALIFA	1/13/2011	D211013274	0000000	0000000
CURTIS NICOLE D	2/15/2005	D205046851	0000000	0000000
HORIZON HOMES LTD	8/4/2004	D204274632	0000000	0000000
RANCHES NOR THE II	1/1/2003	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	\$262,000	\$65,000	\$327,000	\$327,000
2024	\$284,910	\$65,000	\$349,910	\$349,910
2023	\$278,000	\$65,000	\$343,000	\$343,000
2022	\$244,000	\$45,000	\$289,000	\$289,000
2021	\$185,901	\$45,000	\$230,901	\$230,901
2020	\$185,901	\$45,000	\$230,901	\$230,901

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.