



Address: [3804 BANDERA RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-6-13
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9817641838
Longitude: -97.2814337601
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 6 Lot 13

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40393380

Site Name: LOST CREEK RANCH NORTH ADDN-6-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,400

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

WALSH KYLER

WALSH HILARY

Primary Owner Address:

3804 BANDERA RANCH RD
ROANOKE, TX 76262

Deed Date: 9/13/2023

Deed Volume:

Deed Page:

Instrument: [D223166190](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHUFFIELD GAVIN WADE	4/17/2014	D214077995	0000000	0000000
DEMING MICHAEL C	8/20/2004	D204270718	0000000	0000000
KB HOME LONE STAR LP	7/21/2004	D204239830	0000000	0000000
RANCHES NOR THE II	1/1/2003	000000000000000	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	\$190,775	\$65,000	\$255,775	\$255,775
2024	\$190,775	\$65,000	\$255,775	\$255,775
2023	\$190,157	\$65,000	\$255,157	\$224,161
2022	\$169,553	\$45,000	\$214,553	\$203,783
2021	\$140,257	\$45,000	\$185,257	\$185,257
2020	\$134,714	\$45,000	\$179,714	\$179,714

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.