



**Address:** [3736 BANDERA RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317J-6-17  
**Subdivision:** LOST CREEK RANCH NORTH ADDN  
**Neighborhood Code:** 3K700C

**Latitude:** 32.9811915258  
**Longitude:** -97.281445866  
**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 17

**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

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

**Notice Value:** \$350,000

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

**Site Number:** 40393429

**Site Name:** LOST CREEK RANCH NORTH ADDN-6-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,637

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

NGUYEN BINH

**Primary Owner Address:**

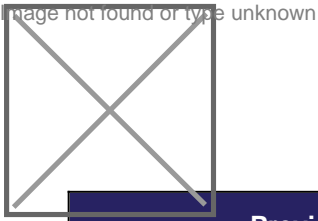
3736 BANDERA RANCH RD  
ROANOKE, TX 76262-5856

**Deed Date:** 1/14/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212020070](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN BINH;NGUYEN KIM ANH NGUYEN	7/23/2004	<a href="#">D204233752</a>	0000000	0000000
HORIZON HOMES LTD	12/3/2003	<a href="#">D203458560</a>	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 <sup>+</sup>
2025	\$285,000	\$65,000	\$350,000	\$306,130
2024	\$285,000	\$65,000	\$350,000	\$278,300
2023	\$292,168	\$65,000	\$357,168	\$253,000
2022	\$185,000	\$45,000	\$230,000	\$230,000
2021	\$185,000	\$45,000	\$230,000	\$230,000
2020	\$175,000	\$45,000	\$220,000	\$220,000

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.