



Address: [13737 CANYON RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-6-21
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9806170269
Longitude: -97.2813182275
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 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: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40393453

Site Name: LOST CREEK RANCH NORTH ADDN-6-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,436

Percent Complete: 100%

Land Sqft^{*}: 6,970

Land Acres^{*}: 0.1600

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:

SARAVANAN AND RATHI FAMILY TRUST

Primary Owner Address:

474 VALROY CT
SAN JOSE, CA 95123

Deed Date: 7/10/2019

Deed Volume:

Deed Page:

Instrument: [D219151898](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTOPLEX RENEWAL COMPANY LLC	7/10/2019	D219151896		
BAILEY ARMSTRONG MARIAN L	2/8/2016	D216025312		
HUBBARD JIM F	6/14/2011	D211140010	0000000	0000000
BAILEY MARIAN L	2/19/2010	D210041573	0000000	0000000
PRATER KELLY;PRATER RICHARD L	9/10/2004	D204313334	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	\$243,530	\$65,000	\$308,530	\$308,530
2024	\$243,530	\$65,000	\$308,530	\$308,530
2023	\$273,127	\$65,000	\$338,127	\$338,127
2022	\$248,857	\$45,000	\$293,857	\$293,857
2021	\$174,551	\$45,000	\$219,551	\$219,551
2020	\$174,551	\$45,000	\$219,551	\$219,551

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.