



**Address:** [13745 CANYON RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317J-6-23  
**Subdivision:** LOST CREEK RANCH NORTH ADDN  
**Neighborhood Code:** 3K700C

**Latitude:** 32.9808986493  
**Longitude:** -97.2811722393  
**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 23

**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:** 5/1/2025

**Notice Value:** \$278,554

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

**Site Number:** 40393488

**Site Name:** LOST CREEK RANCH NORTH ADDN-6-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,634

**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:**

RAMIREZ SANTOS

**Primary Owner Address:**

13745 CANYON RANCH RD  
ROANOKE, TX 76262-4575

**Deed Date:** 4/12/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205108624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K B HOMES	7/21/2004	<a href="#">D204239830</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	\$213,554	\$65,000	\$278,554	\$278,554
2024	\$213,554	\$65,000	\$278,554	\$268,301
2023	\$212,849	\$65,000	\$277,849	\$243,910
2022	\$189,613	\$45,000	\$234,613	\$221,736
2021	\$156,578	\$45,000	\$201,578	\$201,578
2020	\$150,322	\$45,000	\$195,322	\$195,322

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.