

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

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

Notice Value: \$278,554 Protest Deadline Date: 5/24/2024

OWNER INFORMATION

07-31-2025

Address: 13745 CANYON RANCH RD

City: FORT WORTH Georeference: 24317J-6-23 Subdivision: LOST CREEK RANCH NORTH ADDN Neighborhood Code: 3K700C

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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

ADDN Block 6 Lot 23

Jurisdictions:

+++ Rounded.

Current Owner:

RAMIREZ SANTOS

Primary Owner Address:

13745 CANYON RANCH RD

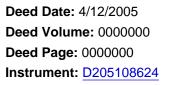
ROANOKE, TX 76262-4575

Legal Description: LOST CREEK RANCH NORTH Site Number: 40393488 Site Name: LOST CREEK RANCH NORTH ADDN-6-23 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,634 Percent Complete: 100% Land Sqft*: 6,098 Land Acres*: 0.1399 Pool: N

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Latitude: 32.9808986493 Longitude: -97.2811722393 **TAD Map: 2066-476** MAPSCO: TAR-008P





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Tarrant Appraisal District Property Information | PDF Account Number: 40393488 mage not round or type unknown

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K B HOMES	7/21/2004	D204239830	000000	0000000
RANCHES NOR THE II	1/1/2003	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.