



**Address:** [13749 CANYON RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317J-6-24  
**Subdivision:** LOST CREEK RANCH NORTH ADDN  
**Neighborhood Code:** 3K700C

**Latitude:** 32.9810465055  
**Longitude:** -97.2811280194  
**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 24

**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:** \$345,887

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

**Site Number:** 40393496

**Site Name:** LOST CREEK RANCH NORTH ADDN-6-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,436

**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:**

THAMXAYTHALATH BOUALOI  
SIVILAY OUDOMXAY

**Primary Owner Address:**

13749 CANYON RANCH RD  
ROANOKE, TX 76262-4575

**Deed Date:** 5/17/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205161105](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K B HOMES	10/20/2004	<a href="#">D204345925</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	\$280,887	\$65,000	\$345,887	\$345,887
2024	\$280,887	\$65,000	\$345,887	\$332,346
2023	\$279,924	\$65,000	\$344,924	\$302,133
2022	\$248,857	\$45,000	\$293,857	\$274,666
2021	\$204,696	\$45,000	\$249,696	\$249,696
2020	\$196,316	\$45,000	\$241,316	\$241,316

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.