



Address: [13757 CANYON RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-6-26
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9813434367
Longitude: -97.2810964256
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 26

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: \$300,755

Protest Deadline Date: 5/24/2024

Site Number: 40393526

Site Name: LOST CREEK RANCH NORTH ADDN-6-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,744

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

PARRA RUBEN F
PARRA EDELIA

Primary Owner Address:

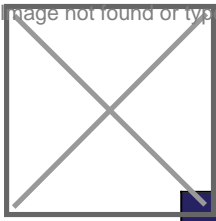
PO BOX 486
ROANOKE, TX 76262-0486

Deed Date: 7/26/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204239211](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$235,755	\$65,000	\$300,755	\$300,755
2024	\$235,755	\$65,000	\$300,755	\$289,473
2023	\$234,966	\$65,000	\$299,966	\$263,157
2022	\$209,165	\$45,000	\$254,165	\$239,234
2021	\$172,485	\$45,000	\$217,485	\$217,485
2020	\$165,532	\$45,000	\$210,532	\$210,532

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.