



Address: [13801 CANYON RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-6-31
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9820345512
Longitude: -97.2810866582
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 31

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
Protest Deadline Date: 5/24/2024

Site Number: 40393577
Site Name: LOST CREEK RANCH NORTH ADDN-6-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,804
Percent Complete: 100%
Land Sqft^{*}: 5,250
Land Acres^{*}: 0.1205
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:
BIRCH BRIDGETTE
BIRCH ERROL BIRCH
Primary Owner Address:
13801 CANYON RANCH RD
ROANOKE, TX 76262-4577

Deed Date: 11/19/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204379665](#)

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	\$247,991	\$65,000	\$312,991	\$312,991
2024	\$247,991	\$65,000	\$312,991	\$312,991
2023	\$247,157	\$65,000	\$312,157	\$312,157
2022	\$219,971	\$45,000	\$264,971	\$264,971
2021	\$181,323	\$45,000	\$226,323	\$226,323
2020	\$173,996	\$45,000	\$218,996	\$218,996

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.