



Address: [13840 CANYON RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-7-1
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9834098763
Longitude: -97.280557787
TAD Map: 2066-476
MAPSCO: TAR-008K



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 7 Lot 1

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: \$359,323
Protest Deadline Date: 5/24/2024

Site Number: 40393690
Site Name: LOST CREEK RANCH NORTH ADDN-7-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,569
Percent Complete: 100%
Land Sqft^{*}: 5,754
Land Acres^{*}: 0.1320
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:
SMITH JAMES L
SMITH GREGORY A
SMITH MARYVONNE
Primary Owner Address:
13840 CANYON RANCH RD
ROANOKE, TX 76262

Deed Date: 2/4/2015
Deed Volume:
Deed Page:
Instrument: [D215028593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH JAMES L;SMITH MARYVONNE	8/13/2012	D212199503	0000000	0000000
GRAHAM FARRELL H	10/8/2007	D207370164	0000000	0000000
JOHNSON SUSAN L REMBERT	4/29/2004	D204137298	0000000	0000000
KB HOME LONE STAR LP	12/18/2003	D204051018	0000000	0000000
RANCHES NOR THE II	1/1/2003	00000000000000	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	\$294,323	\$65,000	\$359,323	\$359,323
2024	\$294,323	\$65,000	\$359,323	\$345,325
2023	\$293,312	\$65,000	\$358,312	\$313,932
2022	\$260,743	\$45,000	\$305,743	\$285,393
2021	\$214,448	\$45,000	\$259,448	\$259,448
2020	\$205,662	\$45,000	\$250,662	\$250,662

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.