



Address: [13836 CANYON RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-7-2
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9832654701
Longitude: -97.2805596076
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 2

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40393704

Site Name: LOST CREEK RANCH NORTH ADDN-7-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,420

Percent Complete: 100%

Land Sqft^{*}: 5,240

Land Acres^{*}: 0.1202

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:

FAIZ-BUTEL NATASHIA

Primary Owner Address:

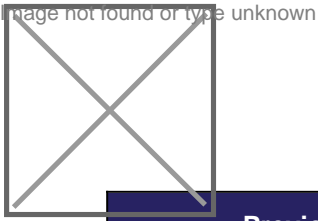
1005 HATTON CROSS DR
JUSTIN, TX 76247

Deed Date: 1/5/2020

Deed Volume:

Deed Page:

Instrument: [D220029973](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTEL WILLIAM	9/13/2013	D213251417	0000000	0000000
SIMON CANDY S;SIMON EDWARD J	4/5/2004	D204108087	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	\$242,526	\$65,000	\$307,526	\$307,526
2024	\$242,526	\$65,000	\$307,526	\$307,526
2023	\$272,477	\$65,000	\$337,477	\$337,477
2022	\$247,920	\$45,000	\$292,920	\$292,920
2021	\$191,401	\$45,000	\$236,401	\$236,401
2020	\$169,962	\$45,000	\$214,962	\$214,962

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.