



Address: [13812 CANYON RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-7-8
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9824409411
Longitude: -97.2805704731
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 8

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40393763

Site Name: LOST CREEK RANCH NORTH ADDN-7-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,405

Percent Complete: 100%

Land Sqft^{*}: 5,344

Land Acres^{*}: 0.1226

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:

ULLMANN ASHLEY

ULLMANN NOAH

Primary Owner Address:

23247 STATE HIGHWAY 32
BURNEYVILLE, OK 73430-7536

Deed Date: 6/27/2018

Deed Volume:

Deed Page:

Instrument: [D218143955](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTHONY ASIA LEE	11/23/2004	D204380653	0000000	0000000
KB HOME LONE STAR LP	2/13/2004	D204051019	0000000	0000000
KB HOME LONE STAR LP	12/18/2003	D204051019	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	\$155,536	\$65,000	\$220,536	\$220,536
2024	\$182,000	\$65,000	\$247,000	\$247,000
2023	\$190,557	\$65,000	\$255,557	\$255,557
2022	\$169,906	\$45,000	\$214,906	\$214,906
2021	\$140,545	\$45,000	\$185,545	\$185,545
2020	\$134,989	\$45,000	\$179,989	\$179,989

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.