



Address: [13752 CANYON RANCH RD](#)
City: FORT WORTH
Georeference: 24317J-7-18
Subdivision: LOST CREEK RANCH NORTH ADDN
Neighborhood Code: 3K700C

Latitude: 32.9810530567
Longitude: -97.2805917486
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 7 Lot 18

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: \$317,060

Protest Deadline Date: 5/24/2024

Site Number: 40393887

Site Name: LOST CREEK RANCH NORTH ADDN-7-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,861

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

MATTHEWS CHRISTOPHER W
MATTHEWS C

Primary Owner Address:

13752 CANYON RANCH RD
ROANOKE, TX 76262-4574

Deed Date: 4/29/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204137300](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KB HOME LONE STAR LP	12/18/2003	D204051018	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	\$252,060	\$65,000	\$317,060	\$317,060
2024	\$252,060	\$65,000	\$317,060	\$305,187
2023	\$251,213	\$65,000	\$316,213	\$277,443
2022	\$223,578	\$45,000	\$268,578	\$252,221
2021	\$184,292	\$45,000	\$229,292	\$229,292
2020	\$176,845	\$45,000	\$221,845	\$221,845

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.