



**Address:** [13712 CANYON RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317J-8-7  
**Subdivision:** LOST CREEK RANCH NORTH ADDN  
**Neighborhood Code:** 3K700C

**Latitude:** 32.9798165629  
**Longitude:** -97.2812089482  
**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 8 Lot 7

**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:** 40394034

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

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,807

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,583

**Land Acres<sup>\*</sup>:** 0.2199

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

LENZ ANDREW J  
LENZ HEATHER A

**Primary Owner Address:**

13712 CANYON RANCH RD  
FORT WORTH, TX 76262

**Deed Date:** 6/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221172280](#)

| Previous Owners                 | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| ALLISON AUDREY;ALLISON JAIME    | 4/22/2019 | <a href="#">D219084311</a> |             |           |
| MURRELL GINGER;MURRELL JONATHAN | 7/28/2016 | <a href="#">D216171554</a> |             |           |
| ELOSEGUI REBECCA;ELOSEGUI RUBEN | 1/7/2005  | <a href="#">D205014682</a> | 0000000     | 0000000   |
| KB HOME LONE STAR LP            | 5/24/2004 | <a href="#">D204172157</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$317,113          | \$65,000    | \$382,113    | \$382,113                    |
| 2024 | \$317,113          | \$65,000    | \$382,113    | \$382,113                    |
| 2023 | \$316,016          | \$65,000    | \$381,016    | \$358,395                    |
| 2022 | \$280,814          | \$45,000    | \$325,814    | \$325,814                    |
| 2021 | \$230,777          | \$45,000    | \$275,777    | \$275,777                    |
| 2020 | \$221,277          | \$45,000    | \$266,277    | \$266,277                    |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.