



Address: [14040 FONTANA RD](#)
City: FORT WORTH
Georeference: 24317K-1-14
Subdivision: LOST CREEK RANCH NORTH II
Neighborhood Code: 3K700D

Latitude: 32.9865273332
Longitude: -97.2819178497
TAD Map: 2066-480
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 II
Block 1 Lot 14

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40828271

Site Name: LOST CREEK RANCH NORTH II-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,953

Percent Complete: 100%

Land Sqft^{*}: 6,252

Land Acres^{*}: 0.1435

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:

FARAJI SUSAN
KATITE LEONARD

Primary Owner Address:

14040 FONTANA RD
ROANOKE, TX 76262

Deed Date: 12/16/2014

Deed Volume:

Deed Page:

Instrument: [D214272043](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVANS CHRISTINE;EVANS JASON	8/24/2012	D212214811	0000000	0000000
EVANS JASON;EVANS JAYME	3/30/2007	D207116479	0000000	0000000
WEEKLEY HOMES LP	11/22/2006	D206399133	0000000	0000000
RANCHES NORTH III LTD	1/1/2005	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	\$259,477	\$65,000	\$324,477	\$324,477
2024	\$259,477	\$65,000	\$324,477	\$324,313
2023	\$284,119	\$65,000	\$349,119	\$294,830
2022	\$258,708	\$45,000	\$303,708	\$268,027
2021	\$198,661	\$45,000	\$243,661	\$243,661
2020	\$187,707	\$45,000	\$232,707	\$230,683

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.