



**Address:** [3437 MEDLIN RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317K-22-33  
**Subdivision:** LOST CREEK RANCH NORTH II  
**Neighborhood Code:** 3K700D

**Latitude:** 32.9845633583  
**Longitude:** -97.2871622298  
**TAD Map:** 2060-476  
**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 II  
Block 22 Lot 33

**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

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$307,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40829146

**Site Name:** LOST CREEK RANCH NORTH II-22-33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,932

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

CALLAHAN BRIAN  
CALLAHAN LINDSAY I

**Primary Owner Address:**

3437 MEDLIN RANCH RD  
ROANOKE, TX 76262

**Deed Date:** 10/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221316154](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALLAHAN BRIAN;GREEN LINDSAY	7/31/2015	<a href="#">D215171530</a>		
THOMPSON ANGELA;THOMPSON JAREN	2/22/2008	<a href="#">D208063703</a>	0000000	0000000
WEEKLEY HOMES LP	5/2/2006	<a href="#">D206136218</a>	0000000	0000000
RANCHES NORTH III LTD	1/1/2005	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	\$237,000	\$65,000	\$302,000	\$302,000
2024	\$242,000	\$65,000	\$307,000	\$301,605
2023	\$269,000	\$65,000	\$334,000	\$274,186
2022	\$257,406	\$45,000	\$302,406	\$249,260
2021	\$191,417	\$45,000	\$236,417	\$226,600
2020	\$161,000	\$45,000	\$206,000	\$206,000

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.