



Image not found or type unknown

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⁺⁺⁺: 1,932

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

CALLAHAN BRIAN
CALLAHAN LINDSAY I

Primary Owner Address:

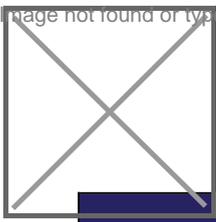
3437 MEDLIN RANCH RD
ROANOKE, TX 76262

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	D215171530		
THOMPSON ANGELA;THOMPSON JAREN	2/22/2008	D208063703	0000000	0000000
WEEKLEY HOMES LP	5/2/2006	D206136218	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	\$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.