



**Address:** [13869 LANGSTON LAKE RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-7-4  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700G

**Latitude:** 32.9832307252  
**Longitude:** -97.2789131102  
**TAD Map:** 2066-476  
**MAPSCO:** TAR-008L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RANCHES EAST ADDITION,  
THE Block 7 Lot 4

**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:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$358,000

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

**Site Number:** 800007378

**Site Name:** RANCHES EAST ADDITION, THE 7 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,704

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,663

**Land Acres<sup>\*</sup>:** 0.1300

**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:**

JAMES KIRBI

**Primary Owner Address:**

13869 LANGSTON LAKE RD  
ROANOKE, TX 76262

**Deed Date:** 5/13/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216103870](#)

## 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	\$293,000	\$65,000	\$358,000	\$350,280
2024	\$293,000	\$65,000	\$358,000	\$318,436
2023	\$283,885	\$65,000	\$348,885	\$289,487
2022	\$250,024	\$50,000	\$300,024	\$263,170
2021	\$189,245	\$50,000	\$239,245	\$239,245
2020	\$189,723	\$50,000	\$239,723	\$239,723

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.