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**Address:** [13809 HORSESHOE CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-12-23R  
**Subdivision:** RANCHES EAST, THE  
**Neighborhood Code:** 3K700G

**Latitude:** 32.9801875627  
**Longitude:** -97.280185581  
**TAD Map:** 2066-476  
**MAPSCO:** TAR-008P



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

## PROPERTY DATA

**Legal Description:** RANCHES EAST, THE Block 12  
Lot 23R PLAT D216029139

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**Site Number:** 800012270

**Site Name:** RANCHES EAST, THE 12 23R PLAT D216029139

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,616

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,077

**Land Acres<sup>\*</sup>:** 0.1166

**Pool:** N

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$341,869

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

<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:**

MARSHALL RYAN  
MARSHALL RACHEL

**Deed Date:** 8/1/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216172273](#)

**Primary Owner Address:**

13809 HORSESHOE CANYON RD  
ROANOKE, TX 76262

## 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	\$276,869	\$65,000	\$341,869	\$328,445
2024	\$276,869	\$65,000	\$341,869	\$298,586
2023	\$261,275	\$65,000	\$326,275	\$271,442
2022	\$230,169	\$50,000	\$280,169	\$246,765
2021	\$174,332	\$50,000	\$224,332	\$224,332
2020	\$174,772	\$50,000	\$224,772	\$224,772

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.