

# Tarrant Appraisal District Property Information | PDF Account Number: 07756682

## Address: 3412 LASSO RD

City: FORT WORTH Georeference: 24317M-5-4 Subdivision: LOST CREEK RANCH WEST ADDITION Neighborhood Code: 3K700E Latitude: 32.9765559811 Longitude: -97.2878670438 TAD Map: 2060-476 MAPSCO: TAR-008P





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

## PROPERTY DATA

### Legal Description: LOST CREEK RANCH WEST ADDITION Block 5 Lot 4

#### Jurisdictions:

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

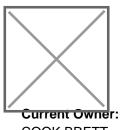
State Code: A

Year Built: 2002 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07756682 Site Name: LOST CREEK RANCH WEST ADDITION-5-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,568 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,250 Land Acres<sup>\*</sup>: 0.1205 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**



COOK BRETT Primary Owner Address: 3412 LASSO RD ROANOKE, TX 76262 Deed Date: 11/8/2018 Deed Volume: Deed Page: Instrument: D218252040

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMERSON ELLIS	3/2/2018	<u>D218173069</u>		
VAN VLACK BRIAN T	6/14/2012	D212143929	000000	0000000
SMITH O G	6/27/2002	00157820000270	0015782	0000270
CHOICE HOMES INC	3/23/2002	00156270000083	0015627	0000083
LOST SPURS DEVELOPMENT INC	1/1/2001	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$210,988	\$65,000	\$275,988	\$272,557
2023	\$223,407	\$65,000	\$288,407	\$247,779
2022	\$187,655	\$45,000	\$232,655	\$225,254
2021	\$159,776	\$45,000	\$204,776	\$204,776
2020	\$160,534	\$45,000	\$205,534	\$205,534

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.