



**Address:** [3400 WESTFORK RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317M-5-32  
**Subdivision:** LOST CREEK RANCH WEST ADDITION  
**Neighborhood Code:** 3K700E

**Latitude:** 32.9757818508  
**Longitude:** -97.2884236619  
**TAD Map:** 2060-476  
**MAPSCO:** TAR-008N



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

## PROPERTY DATA

**Legal Description:** LOST CREEK RANCH WEST  
ADDITION Block 5 Lot 32

**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:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07756992

**Site Name:** LOST CREEK RANCH WEST ADDITION-5-32

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,577

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,926

**Land Acres<sup>\*</sup>:** 0.1589

**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:**

BRUTON JASON

**Primary Owner Address:**

3400 WESTFORK RANCH RD  
ROANOKE, TX 76262

**Deed Date:** 8/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217204613](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEET KERRY	9/27/2007	<a href="#">D207380729</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	4/3/2007	<a href="#">D207124326</a>	0000000	0000000
CONNOR JOHN E	1/2/2002	00153800000311	0015380	0000311
HORIZON HOMES LTD	7/25/2001	00150540000293	0015054	0000293
LOST SPURS DEVELOPMENT INC	1/1/2001	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$257,911	\$65,000	\$322,911	\$292,820
2023	\$298,155	\$65,000	\$363,155	\$266,200
2022	\$264,097	\$45,000	\$309,097	\$242,000
2021	\$175,000	\$45,000	\$220,000	\$220,000
2020	\$175,000	\$45,000	\$220,000	\$220,000

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.