

Tarrant Appraisal District Property Information | PDF Account Number: 07756992

Address: <u>3400 WESTFORK RANCH RD</u> 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

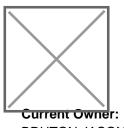
Year Built: 2001

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⁺⁺⁺: 2,577 Percent Complete: 100% Land Sqft^{*}: 6,926 Land Acres^{*}: 0.1589 Pool: N

+++ Rounded.

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

OWNER INFORMATION



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	D207380729	000000	0000000
FEDERAL HOME LOAN MTG CORP	4/3/2007	D207124326	000000	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	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	\$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.