



**Address:** [3404 WESTFORK RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317M-5-33  
**Subdivision:** LOST CREEK RANCH WEST ADDITION  
**Neighborhood Code:** 3K700E

**Latitude:** 32.975740981  
**Longitude:** -97.2882551945  
**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 33

**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:** TEXAS PROPERTY TAX REDUCTIONS BOARD (0224)

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

**Site Number:** 07757018

**Site Name:** LOST CREEK RANCH WEST ADDITION-5-33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,778

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,748

**Land Acres<sup>\*</sup>:** 0.1089

<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:**

KLEYNEN FREDERICK M

**Primary Owner Address:**

3404 WESTFORK RANCH RD  
ROANOKE, TX 76262-4538

**Deed Date:** 12/1/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211297886](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLEYNEN FREDERICK;KLEYNEN RHONDA	6/26/2006	<a href="#">D206217783</a>	0000000	0000000
HARRIGTON DEIRDRE;HARRIGTON ERIC E	9/28/2001	00151740000121	0015174	0000121
HORIZON HOMES LTD	6/19/2001	00149790000139	0014979	0000139
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	\$245,151	\$65,000	\$310,151	\$232,538
2023	\$259,958	\$65,000	\$324,958	\$211,398
2022	\$147,180	\$45,000	\$192,180	\$192,180
2021	\$147,180	\$45,000	\$192,180	\$192,180
2020	\$147,180	\$45,000	\$192,180	\$192,180

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.