



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⁺⁺⁺: 1,778

Percent Complete: 100%

Land Sqft^{*}: 4,748

Land Acres^{*}: 0.1089

⁺⁺⁺ Rounded.

^{*} 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	D206217783	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 ⁺
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.