



**Address:** [3408 WESTFORK RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317M-5-34  
**Subdivision:** LOST CREEK RANCH WEST ADDITION  
**Neighborhood Code:** 3K700E

**Latitude:** 32.9757179812  
**Longitude:** -97.2880024991  
**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 34

**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:** RYAN LLC (00672F)

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

**Site Number:** 07757026

**Site Name:** LOST CREEK RANCH WEST ADDITION-5-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,666

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,018

**Land Acres<sup>\*</sup>:** 0.2299

**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:**  
CSH PROPERTY ONE LLC  
**Primary Owner Address:**  
PO BOX 4778  
LOGAN, UT 84323

**Deed Date:** 8/24/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217202367](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OD TEXAS D LLC	7/31/2017	<a href="#">D217177324</a>		
HAM DARYL E;HAM TIFFANY M	12/31/2001	00153800000306	0015380	0000306
HORIZON HOMES LTD	8/28/2001	00151220000008	0015122	0000008
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	\$209,704	\$65,000	\$274,704	\$274,704
2023	\$224,162	\$65,000	\$289,162	\$289,162
2022	\$195,866	\$45,000	\$240,866	\$240,866
2021	\$142,576	\$45,000	\$187,576	\$187,576
2020	\$142,576	\$45,000	\$187,576	\$187,576

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

There are no exemptions for this property

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.