



Address: [3412 WESTFORK RANCH RD](#)
City: FORT WORTH
Georeference: 24317M-5-35
Subdivision: LOST CREEK RANCH WEST ADDITION
Neighborhood Code: 3K700E

Latitude: 32.9758771065
Longitude: -97.287874076
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 35

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: 07757034

Site Name: LOST CREEK RANCH WEST ADDITION-5-35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,687

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

FUHRMAN RYAN S
KIEFT CARYN R

Primary Owner Address:

3412 WESTFORK RANCH RD
ROANOKE, TX 76262

Deed Date: 8/23/2016

Deed Volume:

Deed Page:

Instrument: [D216194675](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| ONEAL HEATHER;ONEAL JASON | 6/11/2009 | D209159684 | 0000000 | 0000000 |
| GUERIN JOSEPH H;GUERIN MICHELLE | 10/9/2001 | 00152030000156 | 0015203 | 0000156 |
| HORIZON HOMES LTD | 6/19/2001 | 00149700000236 | 0014970 | 0000236 |
| 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 | \$267,452 | \$65,000 | \$332,452 | \$305,132 |
| 2023 | \$307,633 | \$65,000 | \$372,633 | \$277,393 |
| 2022 | \$270,627 | \$45,000 | \$315,627 | \$252,175 |
| 2021 | \$184,250 | \$45,000 | \$229,250 | \$229,250 |
| 2020 | \$184,250 | \$45,000 | \$229,250 | \$229,250 |

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.