



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.