

LOCATION

Address: [3617 BLACK RANCH CT](#)

City: FORT WORTH

Georeference: 24317K-24-31

Subdivision: LOST CREEK RANCH NORTH II

Neighborhood Code: 3K700D

Latitude: 32.9867001097

Longitude: -97.2830911011

TAD Map: 2066-480

MAPSCO: TAR-008K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LOST CREEK RANCH NORTH II
Block 24 Lot 31

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40829677

Site Name: LOST CREEK RANCH NORTH II-24-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,806

Percent Complete: 100%

Land Sqft^{*}: 6,066

Land Acres^{*}: 0.1392

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MANTON KRISTOFFER BRYCE

MANTON KYLA ALEXANDRA

Primary Owner Address:

3617 BLACK RANCH CT

ROANOKE, TX 76262

Deed Date: 4/9/2019

Deed Volume:

Deed Page:

Instrument: [D219073022](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
S & J GEDDIE FAMILY REV TRUST	11/22/2013	D213307805	0000000	0000000
GEDDIE JENNIFER;GEDDIE SAMUEL	1/31/2006	D206034346	0000000	0000000
WEEKLEY HOMES LP	8/4/2005	D205295580	0000000	0000000
RANCHES NORTH III LTD	1/1/2005	000000000000000	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	\$335,908	\$65,000	\$400,908	\$382,733
2023	\$366,236	\$65,000	\$431,236	\$347,939
2022	\$329,960	\$45,000	\$374,960	\$316,308
2021	\$242,553	\$45,000	\$287,553	\$287,553
2020	\$242,553	\$45,000	\$287,553	\$287,553

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.