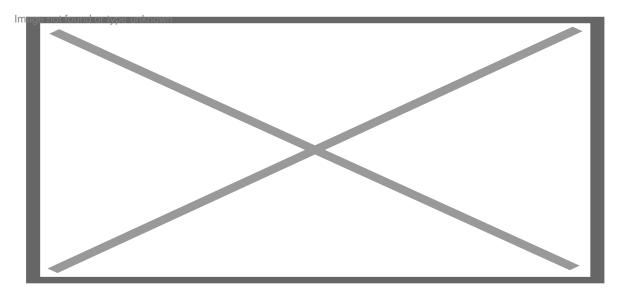


# Tarrant Appraisal District Property Information | PDF Account Number: 07755759

## Address: <u>3409 CHEYENNE RANCH RD</u> City: FORT WORTH Georeference: 24317M-1-6

Georeference: 24317M-1-6 Subdivision: LOST CREEK RANCH WEST ADDITION Neighborhood Code: 3K700E Latitude: 32.9792263894 Longitude: -97.2881379523 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 1 Lot 6

#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911)

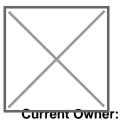
State Code: A

Year Built: 2002 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07755759 Site Name: LOST CREEK RANCH WEST ADDITION-1-6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,819 Percent Complete: 100% Land Sqft\*: 5,250 Land Acres\*: 0.1205 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

CHADWELL KENNETH D CHADWELL SARA

Primary Owner Address: 3409 CHEYENNE RANCH RD ROANOKE, TX 76262-4547 Deed Date: 3/22/2002 Deed Volume: 0015582 Deed Page: 0000092 Instrument: 00155820000092

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORIZON HOMES LTD	12/6/2001	00153380000197	0015338	0000197
LOST SPURS DEVELOPMENT INC	1/1/2001	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$252,403	\$65,000	\$317,403	\$282,720
2023	\$267,659	\$65,000	\$332,659	\$257,018
2022	\$223,595	\$45,000	\$268,595	\$233,653
2021	\$167,412	\$45,000	\$212,412	\$212,412
2020	\$167,412	\$45,000	\$212,412	\$212,412

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.