

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)

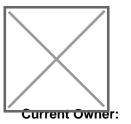
State Code: A

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



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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.