

Tarrant Appraisal District Property Information | PDF Account Number: 07756003

Address: 13632 E CHEROKEE RANCH RD

City: FORT WORTH Georeference: 24317M-2-19 Subdivision: LOST CREEK RANCH WEST ADDITION Neighborhood Code: 3K700E Latitude: 32.9773713156 Longitude: -97.2870206695 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 2 Lot 19

Jurisdictions:

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

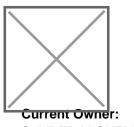
State Code: A Year Built: 2001 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07756003 Site Name: LOST CREEK RANCH WEST ADDITION-2-19 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,731 Percent Complete: 100% Land Sqft^{*}: 9,539 Land Acres^{*}: 0.2189 Pool: N

+++ Rounded.

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

OWNER INFORMATION





SNYDER MICHELLE L

Primary Owner Address: 13632 CHEROKEE RANCH RD ROANOKE, TX 76262 Deed Date: 8/26/2016 Deed Volume: Deed Page: Instrument: 325-571110-15

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SNYDER CARL L;SNYDER MICHELLE L	7/19/2010	D210184301	000000	0000000
BANTAU RANIER	12/27/2001	00154270000265	0015427	0000265
KARUFMAN & BROAD LONE STAR LP	11/5/2001	00152500000044	0015250	0000044
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	\$312,936	\$65,000	\$377,936	\$371,105
2023	\$332,029	\$65,000	\$397,029	\$337,368
2022	\$276,857	\$45,000	\$321,857	\$306,698
2021	\$233,816	\$45,000	\$278,816	\$278,816
2020	\$234,931	\$45,000	\$279,931	\$273,460

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.