

# 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)

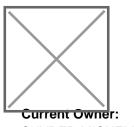
State Code: A Year Built: 2001 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07756003 Site Name: LOST CREEK RANCH WEST ADDITION-2-19 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,731 Percent Complete: 100% Land Sqft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