



Address: [11617 LITTLE LEAF CT W](#)
City: TARRANT COUNTY
Georeference: 33465-3-17A
Subdivision: RANCHOAKS ADDITION
Neighborhood Code: 2Y100S

Latitude: 32.8522049098
Longitude: -97.522369534
TAD Map: 1988-428
MAPSCO: TAR-043D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANCHOAKS ADDITION Block 3
Lot 17A 1985 FLEETWOOD 28 X 40 LB#
TEX0371950 CHAPEL HILL

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06012639

Site Name: RANCHOAKS ADDITION-3-17A

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 1,120

Percent Complete: 100%

Land Sqft^{*}: 17,866

Land Acres^{*}: 0.4101

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LOTT GENE ALLEN

Primary Owner Address:

11617 LITTLE LEAF CT W
FORT WORTH, TX 76135-9109

Deed Date: 6/15/2023

Deed Volume:

Deed Page:

Instrument: 2023-PR02197-1-2

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOTT KATHY A	2/29/1996	00122840002179	0012284	0002179
FLORIES KATHY MCCORMICK	12/11/1992	00108870002168	0010887	0002168
RANKIN DONALD;RANKIN SALLY RANKIN	2/16/1988	00091940000339	0009194	0000339
FLORIES B R	1/9/1987	00088110000771	0008811	0000771
RANCHOAKS JV	1/1/1986	00000000000000	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	\$8,137	\$61,515	\$69,652	\$69,652
2024	\$8,137	\$61,515	\$69,652	\$69,652
2023	\$8,176	\$61,515	\$69,691	\$30,869
2022	\$8,215	\$28,707	\$36,922	\$28,063
2021	\$8,254	\$28,707	\$36,961	\$25,512
2020	\$8,839	\$14,354	\$23,193	\$23,193

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.