



Address: [3609 CRIPPLE CREEK TR](#)
City: FORT WORTH
Georeference: 24319-6-20
Subdivision: LOST SPURS ADDITION
Neighborhood Code: 3K700F

Latitude: 32.9776933823
Longitude: -97.2839086736
TAD Map: 2066-476
MAPSCO: TAR-008P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOST SPURS ADDITION Block 6
Lot 20

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
Notice Sent Date: 5/1/2025
Notice Value: \$346,224
Protest Deadline Date: 5/24/2024

Site Number: 07566131
Site Name: LOST SPURS ADDITION-6-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,366
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
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:
CHRISTIAN JASON W
CHRISTIAN TERRY
Primary Owner Address:
3609 CRIPPLE CREEK TR
ROANOKE, TX 76262-5885

Deed Date: 5/21/2001
Deed Volume: 0014929
Deed Page: 0000348
Instrument: 00149290000348

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	11/10/2000	00146150000200	0014615	0000200
LOST SPURS LAND LP	1/1/2000	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	\$281,224	\$65,000	\$346,224	\$346,224
2024	\$281,224	\$65,000	\$346,224	\$342,177
2023	\$302,670	\$65,000	\$367,670	\$311,070
2022	\$263,767	\$45,000	\$308,767	\$282,791
2021	\$212,083	\$45,000	\$257,083	\$257,083
2020	\$197,249	\$45,000	\$242,249	\$242,249

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.