



Address: [3413 CHEYENNE RANCH RD](#)
City: FORT WORTH
Georeference: 24317M-1-7
Subdivision: LOST CREEK RANCH WEST ADDITION
Neighborhood Code: 3K700E

Latitude: 32.979224561
Longitude: -97.287974828
TAD Map: 2060-476
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 CREEK RANCH WEST
ADDITION Block 1 Lot 7

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: PRESTON BEND PROPERTIES LLC (00998)

Protest Deadline Date: 5/24/2024

Site Number: 07755767
Site Name: LOST CREEK RANCH WEST ADDITION-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,788
Percent Complete: 100%
Land Sqft^{*}: 5,250
Land Acres^{*}: 0.1205

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
NEIGHBORHOOD PARTNER INC
Primary Owner Address:
9129 BELSHIRE DR STE 100
NORTH RICHLAND HILLS, TX 76182

Deed Date: 1/22/2021
Deed Volume:
Deed Page:
Instrument: [D221020437](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOCKWOOD KRISTY;LOCKWOOD TOBY	1/5/2012	D222118161	0	0
GOODSON BOBBY E;GOODSON LESLEY	2/19/2002	00155090000010	0015509	0000010
HORIZON HOMES LTD	11/7/2001	00152620000306	0015262	0000306
LOST SPURS DEVELOPMENT INC	1/1/2001	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	\$248,889	\$65,000	\$313,889	\$313,889
2024	\$248,889	\$65,000	\$313,889	\$313,889
2023	\$259,259	\$65,000	\$324,259	\$324,259
2022	\$135,000	\$45,000	\$180,000	\$180,000
2021	\$166,000	\$45,000	\$211,000	\$211,000
2020	\$187,639	\$45,000	\$232,639	\$230,924

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

There are no exemptions for this property

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.