



Address: [13612 E CHEROKEE RANCH RD](#)
City: FORT WORTH
Georeference: 24317M-2-14
Subdivision: LOST CREEK RANCH WEST ADDITION
Neighborhood Code: 3K700E

Latitude: 32.9772714293
Longitude: -97.2879436743
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 2 Lot 14

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: 5/24/2024

Site Number: 07755945

Site Name: LOST CREEK RANCH WEST ADDITION-2-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,622

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

RADHIKA IYER 2021 LIVING TRUST

Primary Owner Address:

539 BRIGHTON LN
PALATINE, IL 60067

Deed Date: 6/11/2021

Deed Volume:

Deed Page:

Instrument: [D222003930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IYER RADHIKA;MAHIDHARA SHRAVAN	6/8/2017	D217131474		
SANDERS JASON	10/22/2009	D209282754	0000000	0000000
JONES M C POTTER;JONES MATTHEW A	2/14/2002	00155170000209	0015517	0000209
LOST SPURS DEVELOPMENT INC	1/1/2001	000000000000000	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	\$213,214	\$65,000	\$278,214	\$278,214
2024	\$213,214	\$65,000	\$278,214	\$278,214
2023	\$226,003	\$65,000	\$291,003	\$291,003
2022	\$189,119	\$45,000	\$234,119	\$234,119
2021	\$160,351	\$45,000	\$205,351	\$205,351
2020	\$161,116	\$45,000	\$206,116	\$206,116

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.