



**Address:** [3412 CHEYENNE RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317M-2-37  
**Subdivision:** LOST CREEK RANCH WEST ADDITION  
**Neighborhood Code:** 3K700E

**Latitude:** 32.9787968423  
**Longitude:** -97.2879227926  
**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 37

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$270,806  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07756208  
**Site Name:** LOST CREEK RANCH WEST ADDITION-2-37  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,550  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,250  
**Land Acres<sup>\*</sup>:** 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:**  
WHITE DAVID  
**Primary Owner Address:**  
3412 CHEYENNE RANCH RD  
ROANOKE, TX 76262

**Deed Date:** 10/16/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224185349](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BHATIA PARVINDER	7/17/2013	<a href="#">D213209656</a>	0000000	0000000
AVARITT JORDAN B;AVARITT TYLER	6/1/2010	<a href="#">D210133182</a>	0000000	0000000
CHILCOAT ANDREW	8/13/2007	<a href="#">D207307630</a>	0000000	0000000
HSBC BANK USA	2/6/2007	<a href="#">D207052145</a>	0000000	0000000
WILLIAMS PHYLLIS L	6/27/2003	<a href="#">D203258921</a>	0016943	0000071
K B HOME LONE STAR LP	8/6/2002	00159100000398	0015910	0000398
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 <sup>+</sup>
2025	\$205,806	\$65,000	\$270,806	\$270,806
2024	\$205,806	\$65,000	\$270,806	\$270,806
2023	\$218,109	\$65,000	\$283,109	\$283,109
2022	\$175,794	\$45,000	\$220,794	\$220,794
2021	\$131,000	\$45,000	\$176,000	\$176,000
2020	\$131,000	\$45,000	\$176,000	\$176,000

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.