



**Address:** [13733 W CHEROKEE RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317M-3-5  
**Subdivision:** LOST CREEK RANCH WEST ADDITION  
**Neighborhood Code:** 3K700E

**Latitude:** 32.9780598739  
**Longitude:** -97.2881065485  
**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 3 Lot 5

**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:** GOODRICH REALTY CONSULTING (00974)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07756321

**Site Name:** LOST CREEK RANCH WEST ADDITION-3-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,851

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,100

**Land Acres<sup>\*</sup>:** 0.1400

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SUKHYANI RIAZ  
SUKHYANI AQILA S

**Primary Owner Address:**

13733 CHEROKEE RANCH RD  
ROANOKE, TX 76262-4516

**Deed Date:** 4/20/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212095474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARPER CLEO	6/11/2002	00155280000373	0015528	0000373
K B HOME LONE STAR LP	6/10/2002	00158080000322	0015808	0000322
HARPER BARBARA;HARPER CLEO HARPER	2/21/2002	00155280000373	0015528	0000373
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	\$280,000	\$65,000	\$345,000	\$345,000
2024	\$280,000	\$65,000	\$345,000	\$345,000
2023	\$344,420	\$65,000	\$409,420	\$347,818
2022	\$287,139	\$45,000	\$332,139	\$316,198
2021	\$242,453	\$45,000	\$287,453	\$287,453
2020	\$243,610	\$45,000	\$288,610	\$286,411

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.