



**Address:** [13617 E CHEROKEE RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317M-3-12  
**Subdivision:** LOST CREEK RANCH WEST ADDITION  
**Neighborhood Code:** 3K700E

**Latitude:** 32.9777200688  
**Longitude:** -97.2877862209  
**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 12

**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:** OWNWELL INC (12140)

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

**Site Number:** 07756402

**Site Name:** LOST CREEK RANCH WEST ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,457

**Percent Complete:** 100%

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

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

**Pool:** Y

<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:**

HPA TEXAS SUB 2016-2 ML LLC

**Primary Owner Address:**

120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 12/21/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217003922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA TX LLC	7/8/2016	<a href="#">D216152643</a>		
GALUTZA STEFANI;GALUTZA STEVEN M	12/20/2001	00153950000616	0015395	0000616
KARUFMAN & BROAD LONE STAR LP	11/5/2001	00152500000044	0015250	0000044
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	\$212,087	\$65,000	\$277,087	\$277,087
2024	\$267,000	\$65,000	\$332,000	\$332,000
2023	\$316,884	\$65,000	\$381,884	\$381,884
2022	\$268,040	\$45,000	\$313,040	\$313,040
2021	\$191,164	\$45,000	\$236,164	\$236,164
2020	\$191,164	\$45,000	\$236,164	\$236,164

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.