



Address: [13613 E CHEROKEE RANCH RD](#)
City: FORT WORTH
Georeference: 24317M-3-13
Subdivision: LOST CREEK RANCH WEST ADDITION
Neighborhood Code: 3K700E

Latitude: 32.9777216074
Longitude: -97.2879490897
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 13

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: 5/15/2025

Site Number: 07756410

Site Name: LOST CREEK RANCH WEST ADDITION-3-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,851

Percent Complete: 100%

Land Sqft^{*}: 6,100

Land Acres^{*}: 0.1400

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WESS CHRISTOPHER J

Primary Owner Address:

13613 CHEROKEE RANCH RD
ROANOKE, TX 76262

Deed Date: 9/20/2018

Deed Volume:

Deed Page:

Instrument: [D218211161](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLANUEVA ARMANDO	4/24/2012	D212101283	0000000	0000000
WEESE JASON L	4/8/2010	D210083918	0000000	0000000
KENNEDY DENISE	11/29/2004	D204369413	0000000	0000000
SEC OF HUD	8/9/2004	D204287441	0000000	0000000
WASHINGTON MUTUAL BANK	8/3/2004	D204274063	0000000	0000000
LAMONTAGNE DAVID E	11/14/2001	00153870000188	0015387	0000188
KARUFMAN & BROAD LONE STAR LP	6/27/2001	00149910000330	0014991	0000330
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	\$255,763	\$65,000	\$320,763	\$320,763
2024	\$318,000	\$65,000	\$383,000	\$383,000
2023	\$364,420	\$65,000	\$429,420	\$381,853
2022	\$302,139	\$45,000	\$347,139	\$347,139
2021	\$257,453	\$45,000	\$302,453	\$302,453
2020	\$258,610	\$45,000	\$303,610	\$303,610

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.