



**Address:** [4717 RICKY RANCH RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 27151-2-8  
**Subdivision:** MUSTANG CREEK ESTATES  
**Neighborhood Code:** 4B030A

**Latitude:** 32.5819911095  
**Longitude:** -97.4885329623  
**TAD Map:** 2000-332  
**MAPSCO:** TAR-114L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MUSTANG CREEK ESTATES  
Block 2 Lot 8

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GODLEY ISD (923)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40265862

**Site Name:** MUSTANG CREEK ESTATES-2-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,438

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 46,609

**Land Acres<sup>\*</sup>:** 1.0700

**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:**

KNOTTS JOYCE

KNOTTS KENNETH

**Primary Owner Address:**

4717 RICKY RANCH RD  
FORT WORTH, TX 76126-6401

**Deed Date:** 8/14/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215187404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOY FRANK III;TOY TERESA	11/6/2013	<a href="#">D213295954</a>	0000000	0000000
TOY FRANK E 111;TOY TERESA M	2/19/2004	<a href="#">D204057641</a>	0000000	0000000
LEE A HUGHES CUSTOM HOMES INC	10/1/2003	<a href="#">D203387716</a>	0000000	0000000
LONESOME DOVE DEVELOPMENT LTD	1/1/2003	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	\$416,218	\$69,550	\$485,768	\$485,768
2024	\$416,218	\$69,550	\$485,768	\$485,768
2023	\$449,589	\$37,450	\$487,039	\$459,822
2022	\$388,676	\$37,450	\$426,126	\$418,020
2021	\$362,009	\$37,450	\$399,459	\$380,018
2020	\$308,021	\$37,450	\$345,471	\$345,471

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.