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**Address:** [2012 GRAHAM RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 25119-1-8  
**Subdivision:** MATADOR RANCH ADDITION  
**Neighborhood Code:** 4S360B

**Latitude:** 32.6271964069  
**Longitude:** -97.3496755673  
**TAD Map:** 2042-348  
**MAPSCO:** TAR-104L



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

## PROPERTY DATA

**Legal Description:** MATADOR RANCH ADDITION  
Block 1 Lot 8

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$299,314

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

**Site Number:** 40999017  
**Site Name:** MATADOR RANCH ADDITION-1-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,933  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,169  
**Land Acres<sup>\*</sup>:** 0.1186  
**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:**  
JOHNSON SHONETH  
**Primary Owner Address:**  
2012 GRAHAM RANCH RD  
FORT WORTH, TX 76134-4173

**Deed Date:** 7/28/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209220548](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST BANK	1/7/2009	<a href="#">D209007600</a>	0000000	0000000
TWINMARK HOMES CORP	6/7/2007	<a href="#">D207205437</a>	0000000	0000000
MATADOR RANCH PARTNERS LTD	1/1/2006	000000000000000	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	\$249,314	\$40,000	\$289,314	\$289,314
2024	\$259,314	\$40,000	\$299,314	\$291,231
2023	\$267,950	\$40,000	\$307,950	\$264,755
2022	\$232,200	\$40,000	\$272,200	\$240,686
2021	\$181,705	\$40,000	\$221,705	\$218,805
2020	\$158,914	\$40,000	\$198,914	\$198,914

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.