



Address: [8717 FLYING RANCH RD](#)
City: FORT WORTH
Georeference: 25119-1-30
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6265926373
Longitude: -97.3527224612
TAD Map: 2042-348
MAPSCO: TAR-104K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MATADOR RANCH ADDITION
Block 1 Lot 30

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: 2008
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$294,460
Protest Deadline Date: 5/24/2024

Site Number: 40999262
Site Name: MATADOR RANCH ADDITION-1-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,842
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
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:
FLEMINGS TINA
Primary Owner Address:
8717 FLYING RANCH RD
FORT WORTH, TX 76134

Deed Date: 4/6/2020
Deed Volume:
Deed Page:
Instrument: [D220080596](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANEMAI LELANI;SANEMAI PRINCETON	10/29/2014	D214239938		
ORTIZ ALEJANDRO	3/23/2012	D212070983	0000000	0000000
KASTAN MATTHEW	10/27/2008	D208408915	0000000	0000000
ANTARES HOMES LTD	7/2/2008	D208259394	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 ⁺
2025	\$254,460	\$40,000	\$294,460	\$294,460
2024	\$254,460	\$40,000	\$294,460	\$290,641
2023	\$262,922	\$40,000	\$302,922	\$264,219
2022	\$244,321	\$40,000	\$284,321	\$240,199
2021	\$178,363	\$40,000	\$218,363	\$218,363
2020	\$156,018	\$40,000	\$196,018	\$196,018

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.