



Address: [2048 JOYNER RANCH RD](#)
City: FORT WORTH
Georeference: 25119-4-10
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6250638255
Longitude: -97.3508992696
TAD Map: 2042-348
MAPSCO: TAR-104P



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 4 Lot 10

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: 2011
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$276,176
Protest Deadline Date: 5/24/2024

Site Number: 40999742
Site Name: MATADOR RANCH ADDITION-4-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,711
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

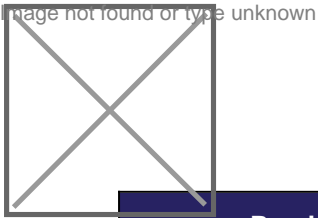
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BOYLAND DWANE M
Primary Owner Address:
2048 JOYNER RANCH RD
FORT WORTH, TX 76134-1131

Deed Date: 8/1/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211185944](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISTION LLC	1/25/2011	D211022168	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	\$236,176	\$40,000	\$276,176	\$276,176
2024	\$236,176	\$40,000	\$276,176	\$270,859
2023	\$243,977	\$40,000	\$283,977	\$246,235
2022	\$226,800	\$40,000	\$266,800	\$223,850
2021	\$165,916	\$40,000	\$205,916	\$203,500
2020	\$145,000	\$40,000	\$185,000	\$185,000

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.