



Address: [2017 CATTLE CREEK RD](#)
City: FORT WORTH
Georeference: 25119-4-28
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.625361088
Longitude: -97.3500831297
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 28

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
Protest Deadline Date: 5/24/2024

Site Number: 40999939
Site Name: MATADOR RANCH ADDITION-4-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,735
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

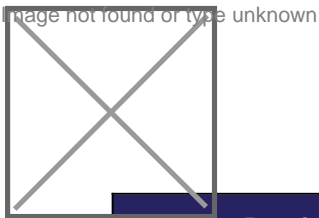
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
NICHOLS MANUEL
Primary Owner Address:
2017 CATTLE CREEK RD
FORT WORTH, TX 76134

Deed Date: 6/2/2023
Deed Volume:
Deed Page:
Instrument: [D223096828](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON KANDACE	11/23/2011	D211289927	0000000	0000000
ANTARES HOMES LTD	8/26/2011	D211218445	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	\$241,274	\$40,000	\$281,274	\$281,274
2024	\$241,274	\$40,000	\$281,274	\$281,274
2023	\$249,249	\$40,000	\$289,249	\$289,249
2022	\$231,683	\$40,000	\$271,683	\$271,683
2021	\$169,426	\$40,000	\$209,426	\$209,426
2020	\$148,332	\$40,000	\$188,332	\$188,332

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.