



**Address:** [2009 CATTLE CREEK RD](#)  
**City:** FORT WORTH  
**Georeference:** 25119-4-30  
**Subdivision:** MATADOR RANCH ADDITION  
**Neighborhood Code:** 4S360B

**Latitude:** 32.6253621722  
**Longitude:** -97.3497593229  
**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 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:** 2012

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40999955

**Site Name:** MATADOR RANCH ADDITION-4-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,743

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

ESPARZA FERNANDEZ LORENA

**Primary Owner Address:**

2009 CATTLE CREEK RD  
FORT WORTH, TX 76134

**Deed Date:** 3/31/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220075307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALIQUETTE DAVID A;VALIQUETTE DEBRA	7/26/2012	<a href="#">D212182459</a>	0000000	0000000
ANTARES ACQUISTION LLC	4/9/2012	<a href="#">D212091071</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	\$220,000	\$40,000	\$260,000	\$260,000
2024	\$243,967	\$40,000	\$283,967	\$283,967
2023	\$252,034	\$40,000	\$292,034	\$292,034
2022	\$234,251	\$40,000	\$274,251	\$274,251
2021	\$171,239	\$40,000	\$211,239	\$211,239
2020	\$149,890	\$40,000	\$189,890	\$189,890

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

There are no exemptions for this property

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.