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Address: [2048 CATTLE CREEK RD](#)
City: FORT WORTH
Georeference: 25119-5-13
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.625806482
Longitude: -97.3513839534
TAD Map: 2042-348
MAPSCO: TAR-104P



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

PROPERTY DATA

Legal Description: MATADOR RANCH ADDITION
Block 5 Lot 13

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$311,562

Protest Deadline Date: 5/24/2024

Site Number: 41000129

Site Name: MATADOR RANCH ADDITION-5-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,190

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:

CHUNG SIV CHENG

Primary Owner Address:

2048 CATTLE CREEK RD
FORT WORTH, TX 76134-4193

Deed Date: 12/20/2018

Deed Volume:

Deed Page:

Instrument: [D219258577](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHUNG SIV CHENG;LIM SAY HENG	6/24/2010	D210155753	0000000	0000000
REDUS DALLAS TX LLC	2/3/2009	D209027076	0000000	0000000
TWINMARK HOMES CORP & JEMH II	6/22/2006	D206191930	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	\$271,562	\$40,000	\$311,562	\$311,562
2024	\$271,562	\$40,000	\$311,562	\$301,682
2023	\$280,639	\$40,000	\$320,639	\$274,256
2022	\$260,707	\$40,000	\$300,707	\$249,324
2021	\$190,006	\$40,000	\$230,006	\$226,658
2020	\$166,053	\$40,000	\$206,053	\$206,053

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.