



**Address:** [2061 MATADOR RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 25119-5-20  
**Subdivision:** MATADOR RANCH ADDITION  
**Neighborhood Code:** 4S360B

**Latitude:** 32.6260931789  
**Longitude:** -97.3513802298  
**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 5 Lot 20

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41000218

**Site Name:** MATADOR RANCH ADDITION-5-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,500

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

THOMAS CANDIS  
THOMAS DAVID E

**Primary Owner Address:**

2061 MATADOR RANCH RD  
FORT WORTH, TX 76134

**Deed Date:** 8/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222207585](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN ANTHONY;BROWN NEBRA	3/13/2018	<a href="#">D218054857</a>		
GEORGE GREGORY	4/23/2008	<a href="#">D208155589</a>	0000000	0000000
JEMH II LTD	2/19/2007	<a href="#">D207085530</a>	0000000	0000000
MATADOR RANCH PARTNERS LTD	1/1/2006	00000000000000	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	\$200,466	\$40,000	\$240,466	\$240,466
2024	\$200,466	\$40,000	\$240,466	\$240,466
2023	\$207,068	\$40,000	\$247,068	\$247,068
2022	\$192,603	\$40,000	\$232,603	\$198,301
2021	\$141,269	\$40,000	\$181,269	\$180,274
2020	\$123,885	\$40,000	\$163,885	\$163,885

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.