



Address: [2061 GRAHAM RANCH RD](#)
City: FORT WORTH
Georeference: 25119-6-18
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6267841584
Longitude: -97.351708815
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 6 Lot 18

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: 2008
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41000544
Site Name: MATADOR RANCH ADDITION-6-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,263
Percent Complete: 100%
Land Sqft^{*}: 5,000
Land Acres^{*}: 0.1147
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:
STURNS LOUIS E
STURNS MARILYN W
Primary Owner Address:
400 FOREST RIVER CT
FORT WORTH, TX 76112-1077

Deed Date: 9/30/2021
Deed Volume:
Deed Page:
Instrument: [D221292177](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	6/22/2021	D221186315		
VOURAZERIS RICHARD	1/30/2009	D209031413	0000000	0000000
ANTARES ACQUISTION LLC	10/2/2008	D208381229	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	\$183,022	\$40,000	\$223,022	\$223,022
2024	\$183,022	\$40,000	\$223,022	\$223,022
2023	\$189,013	\$40,000	\$229,013	\$229,013
2022	\$175,894	\$40,000	\$215,894	\$215,894
2021	\$129,335	\$40,000	\$169,335	\$168,929
2020	\$113,572	\$40,000	\$153,572	\$153,572

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.