



Address: [2049 GRAHAM RANCH RD](#)
City: FORT WORTH
Georeference: 25119-6-21
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6267814712
Longitude: -97.3512192548
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 21

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: 41000579

Site Name: MATADOR RANCH ADDITION-6-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,746

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:

PEPPERS SHANA

PEPPERS STANLEY JR

Primary Owner Address:

2049 GRAHAM RANCH RD
FORT WORTH, TX 76134

Deed Date: 9/12/2023

Deed Volume:

Deed Page:

Instrument: [D223166582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEN TIAL ROSIE HNIANG;PENG THAWNG THA	6/8/2018	D218125328		
FERNANDEZ ANTHONY D II	12/11/2014	D214269607		
HOEMBERG BRITNI B	4/2/2009	D209096288	0000000	0000000
ANTARES ACQUISTION LLC	11/3/2008	D208418116	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	\$240,139	\$40,000	\$280,139	\$280,139
2024	\$240,139	\$40,000	\$280,139	\$280,139
2023	\$248,101	\$40,000	\$288,101	\$288,101
2022	\$230,611	\$40,000	\$270,611	\$225,060
2021	\$168,584	\$40,000	\$208,584	\$204,600
2020	\$152,000	\$34,000	\$186,000	\$186,000

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.