



Address: [2045 GRAHAM RANCH RD](#)
City: FORT WORTH
Georeference: 25119-6-22
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6267797919
Longitude: -97.3510576973
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 22

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: 41000587
Site Name: MATADOR RANCH ADDITION-6-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,408
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:
CI NGUN
Primary Owner Address:
2045 GRAHAM RANCH RD
FORT WORTH, TX 76134

Deed Date: 6/12/2017
Deed Volume:
Deed Page:
Instrument: [D217135938](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| MCBRYDE APRIL | 10/15/2009 | D209282377 | 0000000 | 0000000 |
| ANTARES ACQUISTION LLC | 11/3/2008 | D208418120 | 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 | \$194,704 | \$40,000 | \$234,704 | \$234,704 |
| 2024 | \$194,704 | \$40,000 | \$234,704 | \$234,704 |
| 2023 | \$201,088 | \$40,000 | \$241,088 | \$213,853 |
| 2022 | \$186,703 | \$40,000 | \$226,703 | \$194,412 |
| 2021 | \$137,475 | \$40,000 | \$177,475 | \$176,738 |
| 2020 | \$120,671 | \$40,000 | \$160,671 | \$160,671 |

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.