



**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<sup>+++</sup>:** 1,408  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**Pool:** N

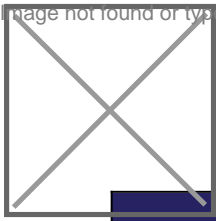
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
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	<a href="#">D209282377</a>	0000000	0000000
ANTARES ACQUISTION LLC	11/3/2008	<a href="#">D208418120</a>	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 <sup>+</sup>
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.