



Address: [2025 GRAHAM RANCH RD](#)
City: FORT WORTH
Georeference: 25119-6-27
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6267776064
Longitude: -97.3502442089
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 27

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: 2009
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41000633
Site Name: MATADOR RANCH ADDITION-6-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,504
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:
PHILLIPPI MARK
PHILLIPPI ALEXANDRIA BOWERS
Primary Owner Address:
2025 GRAHAM RANCH RD
FORT WORTH, TX 76134

Deed Date: 6/26/2019
Deed Volume:
Deed Page:
Instrument: [D219138423](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARTLETT KEVIN	4/29/2014	D214085714	0000000	0000000
EDWARDS ALMA JEAN	8/18/2009	D209221282	0000000	0000000
ANTARES ACQUISTION LLC	4/15/2009	D209103562	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	\$202,715	\$40,000	\$242,715	\$242,715
2024	\$202,715	\$40,000	\$242,715	\$241,934
2023	\$209,383	\$40,000	\$249,383	\$219,940
2022	\$194,746	\$40,000	\$234,746	\$199,945
2021	\$142,828	\$40,000	\$182,828	\$181,768
2020	\$125,244	\$40,000	\$165,244	\$165,244

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.