



**Address:** [2013 GRAHAM RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 25119-6-30  
**Subdivision:** MATADOR RANCH ADDITION  
**Neighborhood Code:** 4S360B

**Latitude:** 32.6267766808  
**Longitude:** -97.3497562304  
**TAD Map:** 2042-348  
**MAPSCO:** TAR-104L



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 30

**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:** 2010

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$241,640

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41000676

**Site Name:** MATADOR RANCH ADDITION-6-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,543

**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:**

SFR JV-2 2024-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 6/5/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224100525](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 NTL BORROWER LLC	10/17/2022	<a href="#">D222251399</a>		
SFR JV-2 PROPERTY LLC	3/17/2022	<a href="#">D222083764</a>		
KARATURI ASWANI K	5/22/2013	<a href="#">D213135639</a>	0000000	0000000
DEL POZO CAMILLE;DEL POZO JOSE W	6/21/2010	<a href="#">D210158350</a>	0000000	0000000
ANTARES ACQUISTION LLC	4/6/2010	<a href="#">D210080309</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	\$175,750	\$40,000	\$215,750	\$215,750
2024	\$201,640	\$40,000	\$241,640	\$241,640
2023	\$214,358	\$40,000	\$254,358	\$254,358
2022	\$199,385	\$40,000	\$239,385	\$239,385
2021	\$146,284	\$40,000	\$186,284	\$186,284
2020	\$131,000	\$34,000	\$165,000	\$165,000

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

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.