



Address: [2009 GRAHAM RANCH RD](#)
City: FORT WORTH
Georeference: 25119-6-31
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6267750155
Longitude: -97.3495961127
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 31

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$350,855

Protest Deadline Date: 5/24/2024

Site Number: 41000684

Site Name: MATADOR RANCH ADDITION-6-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,772

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:

TAM KI

Primary Owner Address:

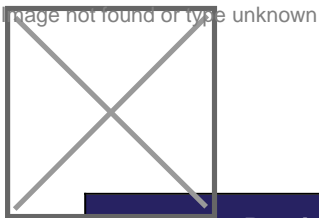
2009 GRAHAM RANCH RD
FORT WORTH, TX 76134

Deed Date: 1/27/2025

Deed Volume:

Deed Page:

Instrument: [D225013539](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMH TX PROPERTIES LP	11/11/2024	D224202481		
AMH 2014-2 BORROWER LLC	9/19/2014	D214209733		
AMERICAN HOMES 4 RENT PROP TWO	8/6/2013	D213237977	0000000	0000000
2009 GRAHAM RANCH RD	5/31/2013	D213141075	0000000	0000000
STANLEY GEORGE A JR	6/30/2010	D210163404	0000000	0000000
ANTARES ACQUISTION LLC	4/6/2010	D210080309	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	\$310,855	\$40,000	\$350,855	\$350,855
2024	\$310,855	\$40,000	\$350,855	\$350,855
2023	\$310,000	\$40,000	\$350,000	\$350,000
2022	\$296,138	\$40,000	\$336,138	\$336,138
2021	\$187,276	\$40,000	\$227,276	\$227,276
2020	\$187,276	\$40,000	\$227,276	\$227,276

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.