



Address: [8817 FLYING RANCH RD](#)
City: FORT WORTH
Georeference: 25119-7-6
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6257128796
Longitude: -97.3527242398
TAD Map: 2042-348
MAPSCO: TAR-104P



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 7 Lot 6

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
Notice Sent Date: 4/15/2025
Notice Value: \$316,193
Protest Deadline Date: 5/24/2024

Site Number: 41000757
Site Name: MATADOR RANCH ADDITION-7-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,242
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
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:
THOMAS LARRY DON
HAMES SHI TIVEA ROSEZETTE
Primary Owner Address:
8817 FLYING RANCH RD
FORT WORTH, TX 76134

Deed Date: 10/8/2020
Deed Volume:
Deed Page:
Instrument: [D220265259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SERRANO REBECCA;SERRANO ROMAN A	12/6/2017	D217282460		
COFFELT ALAN L;COFFELT DEA RAYE	2/27/2013	D213052650	0000000	0000000
HARBOUR PORTFOLIO V LLC	10/2/2012	D212247082	0000000	0000000
BATTLE STACEY;BATTLE TIMOTHY	10/24/2008	D208408156	0000000	0000000
ANTARES ACQUISTION LLC	6/27/2008	D208256911	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	\$276,193	\$40,000	\$316,193	\$316,193
2024	\$276,193	\$40,000	\$316,193	\$310,295
2023	\$285,420	\$40,000	\$325,420	\$282,086
2022	\$265,115	\$40,000	\$305,115	\$256,442
2021	\$193,129	\$40,000	\$233,129	\$233,129
2020	\$168,737	\$40,000	\$208,737	\$208,737

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.