



Address: [8813 FLYING RANCH RD](#)
City: FORT WORTH
Georeference: 25119-7-7
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6258497949
Longitude: -97.3527245018
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 7

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: 41000765
Site Name: MATADOR RANCH ADDITION-7-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,740
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
Pool: N

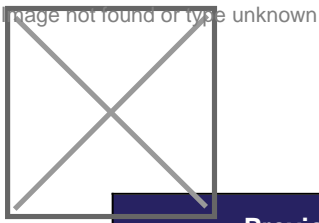
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
DANIELS TOMMY
Primary Owner Address:
8813 FLYING RANCH RD
FORT WORTH, TX 76134-4170

Deed Date: 1/23/2018
Deed Volume:
Deed Page:
Instrument: 142-18-012355



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANIELS DELLA WADDLETON EST	11/17/2009	D209307306	0000000	0000000
ANTARES ACQUISTION LLC	7/16/2009	D209198752	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	\$230,000	\$40,000	\$270,000	\$270,000
2024	\$230,000	\$40,000	\$270,000	\$270,000
2023	\$239,000	\$40,000	\$279,000	\$248,966
2022	\$230,017	\$40,000	\$270,017	\$226,333
2021	\$168,047	\$40,000	\$208,047	\$205,757
2020	\$147,052	\$40,000	\$187,052	\$187,052

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.