



Address: [8801 FLYING RANCH RD](#)
City: FORT WORTH
Georeference: 25119-7-9
Subdivision: MATADOR RANCH ADDITION
Neighborhood Code: 4S360B

Latitude: 32.6261449156
Longitude: -97.3527203863
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 7 Lot 9

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: 2007
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$379,478
Protest Deadline Date: 5/24/2024

Site Number: 41000781
Site Name: MATADOR RANCH ADDITION-7-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,003
Percent Complete: 100%
Land Sqft^{*}: 7,389
Land Acres^{*}: 0.1696
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:
CASTANEDA LUIS H
Primary Owner Address:
8801 FLYING RANCH RD
FORT WORTH, TX 76134-4170

Deed Date: 9/2/2016
Deed Volume:
Deed Page:
Instrument: [D216206811](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPMAN CHRISTINE;CHAPMAN PETER	4/30/2007	D207154266	0000000	0000000
JEMH-II LTD	11/17/2006	D206385543	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	\$339,478	\$40,000	\$379,478	\$379,478
2024	\$339,478	\$40,000	\$379,478	\$360,858
2023	\$350,894	\$40,000	\$390,894	\$328,053
2022	\$307,754	\$40,000	\$347,754	\$298,230
2021	\$236,666	\$40,000	\$276,666	\$271,118
2020	\$206,471	\$40,000	\$246,471	\$246,471

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.