

## LOCATION

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**Address:** [8709 FLYING RANCH RD](#)

**City:** FORT WORTH

**Georeference:** 25119-1-32

**Subdivision:** MATADOR RANCH ADDITION

**Neighborhood Code:** 4S360B

**Latitude:** 32.6268680655

**Longitude:** -97.3526945511

**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

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**Legal Description:** MATADOR RANCH ADDITION

Block 1 Lot 32

**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:** THE RAY TAX GROUP LLC (01008)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40999289

**Site Name:** MATADOR RANCH ADDITION-1-32

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,615

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,017

**Land Acres<sup>\*</sup>:** 0.1151

**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

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**Current Owner:**

ADVANTAGE ASSETS HOLDING GROUP LLC

**Primary Owner Address:**

1401 DUTCHMAN CREEK DR

DESOTO, TX 75115

**Deed Date:** 3/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224045051](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
633 ADVANTAGE LLC	2/22/2019	<a href="#">D219038816</a>		
ADVANTAGE ASSETS HOLDING GROUP LLC	6/1/2018	<a href="#">D218176524</a>		
CROSS PATTY	11/17/2009	<a href="#">D209307313</a>	0000000	0000000
ANTARES ACQUISTION LLC	7/16/2009	<a href="#">D209198753</a>	0000000	0000000
MATADOR RANCH PARTNERS LTD	1/1/2006	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$242,800	\$40,000	\$282,800	\$282,800
2023	\$314,825	\$40,000	\$354,825	\$354,825
2022	\$279,000	\$40,000	\$319,000	\$319,000
2021	\$185,575	\$40,000	\$225,575	\$225,575
2020	\$185,575	\$40,000	\$225,575	\$225,575

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.