

## LOCATION

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**Address:** [8716 FLYING RANCH RD](#)

**City:** FORT WORTH

**Georeference:** 25119-1-39

**Subdivision:** MATADOR RANCH ADDITION

**Neighborhood Code:** 4S360B

**Latitude:** 32.626541701

**Longitude:** -97.353262609

**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 39

**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

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

**Site Number:** 40999351

**Site Name:** MATADOR RANCH ADDITION-1-39

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,849

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,049

**Land Acres<sup>\*</sup>:** 0.1388

**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:**

ALANIS KAITLIN

ORTEGA FERNANDO

**Primary Owner Address:**

8716 FLYING RANCH RD

FORT WORTH, TX 76134

**Deed Date:** 8/6/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219175034](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| FRANCIS DEYON A                | 2/27/2015 | <a href="#">D215043166</a> |             |           |
| GATICA ANDRES;GATICA STEPHANIE | 9/11/2008 | <a href="#">D208363407</a> | 0000000     | 0000000   |
| ANTARES HOMES LTD              | 12/6/2007 | <a href="#">D207444029</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 | \$237,000          | \$40,000    | \$277,000    | \$277,000                    |
| 2023 | \$263,087          | \$40,000    | \$303,087    | \$260,819                    |
| 2022 | \$244,446          | \$40,000    | \$284,446    | \$237,108                    |
| 2021 | \$178,351          | \$40,000    | \$218,351    | \$215,553                    |
| 2020 | \$155,957          | \$40,000    | \$195,957    | \$195,957                    |

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.