

LOCATION

Address: [8720 FLYING RANCH RD](#)

City: FORT WORTH

Georeference: 25119-1-40

Subdivision: MATADOR RANCH ADDITION

Neighborhood Code: 4S360B

Latitude: 32.6264043988

Longitude: -97.3532638151

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 1 Lot 40

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 40999378

Site Name: MATADOR RANCH ADDITION-1-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,725

Percent Complete: 100%

Land Sqft^{*}: 6,047

Land Acres^{*}: 0.1388

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:

PATHINATHAN THAYALINI

Primary Owner Address:

2602 CHESAPEAKE ST

EULESS, TX 76040

Deed Date: 7/18/2022

Deed Volume:

Deed Page:

Instrument: [D222182006](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTILLO MARIO	7/25/2008	D208306683	0000000	0000000
ANTARES ACQUISTION LLC	11/9/2007	D207408592	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$204,372	\$40,000	\$244,372	\$244,372
2023	\$243,538	\$40,000	\$283,538	\$283,538
2022	\$226,389	\$40,000	\$266,389	\$223,803
2021	\$165,564	\$40,000	\$205,564	\$203,457
2020	\$144,961	\$40,000	\$184,961	\$184,961

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.