

LOCATION

Address: [8804 FLYING RANCH RD](#)

City: FORT WORTH

Georeference: 25119-1-42

Subdivision: MATADOR RANCH ADDITION

Neighborhood Code: 4S360B

Latitude: 32.6261313558

Longitude: -97.3532641374

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 42

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

Protest Deadline Date: 5/15/2025

Site Number: 40999394

Site Name: MATADOR RANCH ADDITION-1-42

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,319

Percent Complete: 100%

Land Sqft^{*}: 6,045

Land Acres^{*}: 0.1387

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:

THOMAS MARY FRANCIS

RIDLER ROSS F

Primary Owner Address:

312 TANGLE DR

KEMP, TX 75143

Deed Date: 8/18/2023

Deed Volume:

Deed Page:

Instrument: [D223149319](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| JARAMILLO LUCIA;LUNA RUBEN | 11/30/2022 | D222279320 | | |
| CREATIVE HOME SOLUTIONS LLC - 8804 FLYING RANCH SERIES | 6/29/2022 | D222165741 | | |
| HISER CHERELLE;HISER JEFFREY W | 4/5/2008 | 00000000000000 | 0000000 | 0000000 |
| HISER C DAVIS;HISER JEFFREY W II | 11/2/2007 | D207403553 | 0000000 | 0000000 |
| JEMH-II LTD | 10/16/2006 | D206337565 | 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 | \$277,485 | \$40,000 | \$317,485 | \$317,485 |
| 2023 | \$286,779 | \$40,000 | \$326,779 | \$326,779 |
| 2022 | \$266,340 | \$40,000 | \$306,340 | \$245,530 |
| 2021 | \$193,868 | \$40,000 | \$233,868 | \$223,209 |
| 2020 | \$169,312 | \$40,000 | \$209,312 | \$202,917 |

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.