

## LOCATION

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**Address:** [8904 FLYING RANCH RD](#)

**City:** FORT WORTH

**Georeference:** 25119-1-48

**Subdivision:** MATADOR RANCH ADDITION

**Neighborhood Code:** 4S360B

**Latitude:** 32.6253018406

**Longitude:** -97.3532682058

**TAD Map:** 2042-348

**MAPSCO:** TAR-104P



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 48

**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:** 40999459

**Site Name:** MATADOR RANCH ADDITION-1-48

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,516

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,341

**Land Acres<sup>\*</sup>:** 0.1455

**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:**

HAMILTON CRYSTAL N

**Primary Owner Address:**

8904 FLYING RANCH RD  
FORT WORTH, TX 76134-4171

**Deed Date:** 4/16/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210091137](#)

| Previous Owners            | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| WOODHAVEN NATIONAL BANK    | 1/12/2009 | <a href="#">D209040203</a> | 0000000     | 0000000   |
| TWINMARK HOMES CORP        | 6/14/2006 | <a href="#">D206189067</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 | \$201,448          | \$40,000    | \$241,448    | \$241,448                    |
| 2023 | \$208,098          | \$40,000    | \$248,098    | \$248,098                    |
| 2022 | \$193,523          | \$40,000    | \$233,523    | \$233,523                    |
| 2021 | \$141,802          | \$40,000    | \$181,802    | \$181,802                    |
| 2020 | \$124,287          | \$40,000    | \$164,287    | \$164,287                    |

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.