



Address: [704 SKYLINE BLUFF CT](#)
City: FORT WORTH
Georeference: 43769-2-1R32
Subdivision: TRINITY BLUFF
Neighborhood Code: A4D010A

Latitude: 32.7601916777
Longitude: -97.3288173665
TAD Map: 2048-396
MAPSCO: TAR-063W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TRINITY BLUFF Block 2 Lot 1R32

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #1 - DOWNTOWN (601)
FORT WORTH ISD (905)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$482,871

Protest Deadline Date: 5/24/2024

Site Number: 40952762

Site Name: TRINITY BLUFF-2-1R32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,747

Percent Complete: 100%

Land Sqft*: 900

Land Acres*: 0.0206

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:

MONACO PAULA ANN

Primary Owner Address:

704 SKYLINE BLUFF CT
FORT WORTH, TX 76102

Deed Date: 5/18/2017

Deed Volume:

Deed Page:

Instrument: [D217115072](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOOD GARY G	9/17/2007	D207338933	0000000	0000000
FW BLUFFS 20A LP	8/24/2005	D205253429	0000000	0000000
SPARROW CAPITAL LP	1/1/2005	000000000000000	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	\$312,000	\$100,000	\$412,000	\$412,000
2024	\$382,871	\$100,000	\$482,871	\$448,171
2023	\$363,256	\$70,000	\$433,256	\$407,428
2022	\$300,389	\$70,000	\$370,389	\$370,389
2021	\$301,795	\$70,000	\$371,795	\$371,795
2020	\$303,202	\$70,000	\$373,202	\$373,202

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.