



**Address:** [736 SKYLINE BLUFF CT](#)  
**City:** FORT WORTH  
**Georeference:** 43769-2-1R40  
**Subdivision:** TRINITY BLUFF  
**Neighborhood Code:** A4D010A

**Latitude:** 32.7604071083  
**Longitude:** -97.3283774674  
**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 1R40

**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:** PROPERTY TAX LOCK (11667)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40952843  
**Site Name:** TRINITY BLUFF-2-1R40  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,032  
**Percent Complete:** 100%  
**Land Sqft\*** : 1,250  
**Land Acres\*** : 0.0286  
**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:**

EDWARDS JULIA MARIE

**Primary Owner Address:**

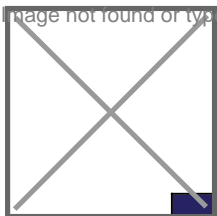
3710 VISTA CHASE CT  
ARLINGTON, TX 76001

**Deed Date:** 4/19/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SNODGRASS JULIA MARIE	10/3/2008	<a href="#">D208383401</a>	0000000	0000000
FW BLUFFS 20-B LP	8/24/2005	<a href="#">D205346009</a>	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 <sup>+</sup>
2025	\$266,165	\$100,000	\$366,165	\$366,165
2024	\$332,563	\$100,000	\$432,563	\$432,563
2023	\$345,001	\$70,000	\$415,001	\$415,001
2022	\$289,500	\$70,000	\$359,500	\$359,500
2021	\$290,000	\$70,000	\$360,000	\$360,000
2020	\$290,000	\$70,000	\$360,000	\$360,000

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.