



**Address:** [5264 KATY ROSE CT](#)  
**City:** FORT WORTH  
**Georeference:** 38740-4-70  
**Subdivision:** SKYLINE RANCH  
**Neighborhood Code:** 4A400I

**Latitude:** 32.674783419  
**Longitude:** -97.4893127482  
**TAD Map:** 2000-364  
**MAPSCO:** TAR-086Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SKYLINE RANCH Block 4 Lot 70

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$358,544

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

**Site Number:** 41257855

**Site Name:** SKYLINE RANCH-4-70

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,916

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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

**Current Owner:**

CHANNELL JACLYN  
CHANNELL CLIFTON

**Primary Owner Address:**

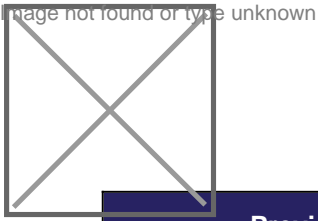
5264 KATY ROSE CT  
FORT WORTH, TX 76126

**Deed Date:** 7/21/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217165885](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA KRISTEN;GARCIA RICHARD I	5/13/2010	<a href="#">D210116998</a>	0000000	0000000
SCOTT JEANINE;SCOTT RYAN	8/17/2007	<a href="#">D207320777</a>	0000000	0000000
CLARITY HOMES LTD	3/28/2007	<a href="#">D207116753</a>	0000000	0000000
WILBOW-SKYLINE DEV CORP	1/1/2007	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	\$278,544	\$80,000	\$358,544	\$358,544
2024	\$278,544	\$80,000	\$358,544	\$341,986
2023	\$321,693	\$65,000	\$386,693	\$310,896
2022	\$238,019	\$65,000	\$303,019	\$282,633
2021	\$191,939	\$65,000	\$256,939	\$256,939
2020	\$191,939	\$65,000	\$256,939	\$256,939

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.