



Address: [9745 RIO FRIO TR](#)
City: FORT WORTH
Georeference: 38740-11-2
Subdivision: SKYLINE RANCH
Neighborhood Code: 4A400I

Latitude: 32.6741372668
Longitude: -97.4842853522
TAD Map: 2000-364
MAPSCO: TAR-086R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SKYLINE RANCH Block 11 Lot 2

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: 2016
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 800006866
Site Name: SKYLINE RANCH Block 11 Lot 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,677
Percent Complete: 100%
Land Sqft^{*}: 5,504
Land Acres^{*}: 0.1264
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:
ROSHAVEN CRAIG
ROSHAVEN BARBARA
Primary Owner Address:
9745 RIO FRIO TRL
FORT WORTH, TX 76126

Deed Date: 9/15/2016
Deed Volume:
Deed Page:
Instrument: [D216221111](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAHAM HART LTD	5/17/2016	D216112527		

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	\$304,201	\$80,000	\$384,201	\$384,201
2024	\$320,209	\$80,000	\$400,209	\$400,209
2023	\$349,000	\$65,000	\$414,000	\$382,975
2022	\$295,354	\$65,000	\$360,354	\$348,159
2021	\$251,508	\$65,000	\$316,508	\$316,508
2020	\$230,000	\$65,000	\$295,000	\$295,000

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

- 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.