



Address: [9605 RIO FRIO TR](#)
City: FORT WORTH
Georeference: 38740-11-16
Subdivision: SKYLINE RANCH
Neighborhood Code: 4A400I

Latitude: 32.6753797605
Longitude: -97.4804659438
TAD Map: 2006-364
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 16

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$436,442

Protest Deadline Date: 5/24/2024

Site Number: 800006880

Site Name: SKYLINE RANCH Block 11 Lot 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,800

Percent Complete: 100%

Land Sqft^{*}: 6,931

Land Acres^{*}: 0.1591

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:

E D I T H TRUST

Primary Owner Address:

9605 RIO FRIO TRL
FORT WORTH, TX 76126

Deed Date: 8/7/2024

Deed Volume:

Deed Page:

Instrument: [D224148952](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATSON EDITH;WATSON MATTHEW	7/21/2016	D216165658		
GRAHAM HART LTD	3/30/2016	D216071237		

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	\$356,442	\$80,000	\$436,442	\$436,442
2024	\$356,442	\$80,000	\$436,442	\$413,820
2023	\$393,731	\$65,000	\$458,731	\$376,200
2022	\$277,000	\$65,000	\$342,000	\$342,000
2021	\$277,000	\$65,000	\$342,000	\$342,000
2020	\$257,000	\$65,000	\$322,000	\$322,000

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.