



Address: [5256 RANCHERO TR](#)
City: FORT WORTH
Georeference: 38740-1-17
Subdivision: SKYLINE RANCH
Neighborhood Code: 4A400S

Latitude: 32.6753363963
Longitude: -97.4959493318
TAD Map: 2000-364
MAPSCO: TAR-086P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SKYLINE RANCH Block 1 Lot 17

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: 2021

Personal Property Account: N/A

Agent: GILL DENSON & COMPANY LLC (12107)

Protest Deadline Date: 5/24/2024

Site Number: 800033117
Site Name: SKYLINE RANCH 1 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,700
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1300
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:

NICHOLS GODSON
DICLO MAYRA M

Primary Owner Address:
5256 RANCHERO TRL
FORT WORTH, TX 76126

Deed Date: 9/24/2021
Deed Volume:
Deed Page:
Instrument: [D221282421](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB SKYLINE LLC	4/23/2021	D221118972		

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	\$325,000	\$80,000	\$405,000	\$405,000
2024	\$389,078	\$80,000	\$469,078	\$469,078
2023	\$425,539	\$65,000	\$490,539	\$456,328
2022	\$349,844	\$65,000	\$414,844	\$414,844
2021	\$0	\$45,500	\$45,500	\$45,500
2020	\$0	\$45,500	\$45,500	\$45,500

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.