

Property Information | PDF

Account Number: 42382708

Address: 5256 RANCHERO TR

City: FORT WORTH Georeference: 38740-1-17

Subdivision: SKYLINE RANCH Neighborhood Code: 4A400S

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

Latitude: 32.6753363963 Longitude: -97.4959493318

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

TAD Map: 2000-364 MAPSCO: TAR-086P

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.

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:

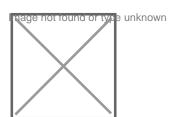
Instrument: D221282421

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

VALUES

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.