



**Address:** [5248 SONATA TR](#)  
**City:** FORT WORTH  
**Georeference:** 38740-2-18  
**Subdivision:** SKYLINE RANCH  
**Neighborhood Code:** 4A400S

**Latitude:** 32.6756702001  
**Longitude:** -97.4951138955  
**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 2 Lot 18

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$445,222

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

**Site Number:** 800033156

**Site Name:** SKYLINE RANCH 2 18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,645

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1263

**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:**

MCEACHRAN SHEENA  
MCEACHRAN ROBERT

**Primary Owner Address:**

5248 SONATA TRL  
FORT WORTH, TX 76126

**Deed Date:** 4/23/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219084816](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARITY HOMES LTD	8/2/2018	<a href="#">D218112541</a>		



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	\$365,222	\$80,000	\$445,222	\$409,660
2024	\$365,222	\$80,000	\$445,222	\$372,418
2023	\$414,538	\$65,000	\$479,538	\$338,562
2022	\$324,531	\$65,000	\$389,531	\$307,784
2021	\$280,930	\$65,000	\$345,930	\$279,804
2020	\$189,367	\$65,000	\$254,367	\$254,367

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.