



Address: [5116 CLIFFROSE LN](#)
City: FORT WORTH
Georeference: 11069-4-1
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025A

Latitude: 32.6936199923
Longitude: -97.4004956323
TAD Map: 2030-372
MAPSCO: TAR-089A



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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 4 Lot 1

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: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41297032

Site Name: EDWARDS RANCH RIVERHILLS ADD-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 6,387

Percent Complete: 100%

Land Sqft*: 22,651

Land Acres*: 0.5199

Pool: Y

+++ Rounded.

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



OWNER INFORMATION

Current Owner:

WATSON VIRGINIA
WATSON H B SANCHEZ

Primary Owner Address:

5909 CYPRESS POINT DR
FORT WORTH, TX 76132-4458

Deed Date: 3/20/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214060309](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANIEL DEBRA D; DANIEL MARK G	8/22/2007	D207298533	0000000	0000000
DAN THOMAS HOMES INC	8/21/2007	D207298532	0000000	0000000
RIVERHILLS RANCH LP	1/1/2007	00000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$2,301,423	\$430,369	\$2,731,792	\$2,590,638
2023	\$1,685,459	\$473,406	\$2,158,865	\$2,158,865
2022	\$1,685,433	\$473,406	\$2,158,839	\$2,158,839
2021	\$1,196,130	\$473,406	\$1,669,536	\$1,669,536
2020	\$1,662,908	\$473,406	\$2,136,314	\$2,136,314

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.