

Account Number: 01018981

Address: 7613 KINGSMILL TERR

City: FORT WORTH
Georeference: 14785-3-26

**Subdivision: FRIARS SQUARE ADDITION** 

Neighborhood Code: 1B030A

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

## **PROPERTY DATA**

Legal Description: FRIARS SQUARE ADDITION

Block 3 Lot 26

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: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$257.047

Protest Deadline Date: 5/24/2024

**Site Number:** 01018981

**Site Name:** FRIARS SQUARE ADDITION-3-26 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,723
Percent Complete: 100%

Latitude: 32.739764102

**TAD Map:** 2090-388 **MAPSCO:** TAR-080H

Longitude: -97.1912646311

Land Sqft\*: 7,130 Land Acres\*: 0.1636

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner:
MCDANIEL JOHNNIE MARIE
Primary Owner Address:
7613 KINGSMILL TERR

FORT WORTH, TX 76112-6025

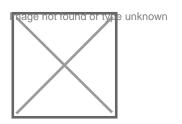
Deed Date: 12/12/1994
Deed Volume: 0000000
Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDANIEL GARLAND R	12/31/1900	000000000000000	0000000	0000000

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



**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	\$212,047	\$45,000	\$257,047	\$237,067
2024	\$212,047	\$45,000	\$257,047	\$215,515
2023	\$222,015	\$45,000	\$267,015	\$195,923
2022	\$188,922	\$30,000	\$218,922	\$178,112
2021	\$162,742	\$30,000	\$192,742	\$161,920
2020	\$140,635	\$30,000	\$170,635	\$147,200

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