



**Address:** [7609 KINGSMILL TERR](#)  
**City:** FORT WORTH  
**Georeference:** 14785-3-27  
**Subdivision:** FRIARS SQUARE ADDITION  
**Neighborhood Code:** 1B030A

**Latitude:** 32.7397650764  
**Longitude:** -97.1914609772  
**TAD Map:** 2090-388  
**MAPSCO:** TAR-080H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** FRIARS SQUARE ADDITION  
Block 3 Lot 27

**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:** TAX RECOURSE LLC (00984)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01019007  
**Site Name:** FRIARS SQUARE ADDITION-3-27  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,731  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,900  
**Land Acres<sup>\*</sup>:** 0.1584  
**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:**  
BAF ASSETTS 3 LLC  
**Primary Owner Address:**  
5001 PLAZA ON THE LAKE STE 200  
AUSTIN, TX 78746

**Deed Date:** 5/18/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221142887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAF 1 LLC	10/14/2020	<a href="#">D220267655</a>		
US SFE ASSET COMPANY 3 LLC	2/19/2016	<a href="#">D216070049</a>		
LHF 4 ASSETS LLC	9/16/2015	<a href="#">D215222693</a>		
SAAVEDRA CARLOS JR	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$200,000	\$45,000	\$245,000	\$245,000
2024	\$225,849	\$45,000	\$270,849	\$270,849
2023	\$215,000	\$45,000	\$260,000	\$260,000
2022	\$126,086	\$30,000	\$156,086	\$156,086
2021	\$126,086	\$30,000	\$156,086	\$156,086
2020	\$120,568	\$30,000	\$150,568	\$150,568

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.