



Address: [4212 KIRKLAND CT](#)
City: FORT WORTH
Georeference: 47151-2-8R
Subdivision: WILLOW LAKE NORTH ADDITION
Neighborhood Code: 4T003B

Latitude: 32.6848590138
Longitude: -97.3898243496
TAD Map: 2030-368
MAPSCO: TAR-089K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW LAKE NORTH
ADDITION Block 2 Lot 8R

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: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$810,951

Protest Deadline Date: 5/24/2024

Site Number: 06544517

Site Name: WILLOW LAKE NORTH ADDITION-2-8R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,851

Percent Complete: 100%

Land Sqft^{*}: 10,888

Land Acres^{*}: 0.2499

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:

THE WILLIAM W BROWNING JR & BARBARA A BROWNING

Deed Date: 6/27/2024

Deed Volume: REVOCABLE TRUST

Primary Owner Address:

4212 KIRKLAND CT
FORT WORTH, TX 76109

Deed Page:

Instrument: [D224112979](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COX PATRICIA A	8/16/2010	D210200441	0000000	0000000
CARRERA VICTOR	7/22/1997	00128440000542	0012844	0000542
CHAMBERS LYNDA;CHAMBERS WILLIAM	9/19/1996	00125190002027	0012519	0002027
MORROW DENTON L;MORROW JANE C	5/10/1993	00110530000690	0011053	0000690
AMERICO FINANCIAL LTD	1/1/1992	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	\$505,160	\$305,791	\$810,951	\$810,951
2024	\$505,160	\$305,791	\$810,951	\$700,117
2023	\$509,075	\$168,300	\$677,375	\$636,470
2022	\$459,553	\$168,300	\$627,853	\$578,609
2021	\$357,708	\$168,300	\$526,008	\$526,008
2020	\$382,369	\$168,300	\$550,669	\$550,669

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.