



**Address:** [7580 KINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 22719-1-2  
**Subdivision:** KINGS TRAIL ADDITION  
**Neighborhood Code:** A4S010C

**Latitude:** 32.6392537157  
**Longitude:** -97.4009403972  
**TAD Map:** 2030-352  
**MAPSCO:** TAR-103E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KINGS TRAIL ADDITION Block 1  
Lot 2

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07801149

**Site Name:** KINGS TRAIL ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,256

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,050

**Land Acres<sup>\*</sup>:** 0.0700

**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:**

DOUGLAS DWELLINGS LLC - KINGS TRAIL SERIES

**Primary Owner Address:**

PO BOX 2562  
WYLIE, TX 75098

**Deed Date:** 3/29/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222085159](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOUGLAS DWELLINGS LLC	4/17/2020	<a href="#">D220089636</a>		
FORTEX INVESTMENTS LLC	4/8/2020	<a href="#">D220082187</a>		
LU PO-CHU	4/23/2013	<a href="#">D213109224</a>	0000000	0000000
GALINDO BRITTANY N	4/17/2008	<a href="#">D208150811</a>	0000000	0000000
WADE MARIANNE	10/18/2002	00160790000171	0016079	0000171
CHOICE HOMES INC	6/18/2002	00157560000156	0015756	0000156
KINGS TRAIL DEV CORP	1/1/2001	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 <sup>+</sup>
2025	\$173,353	\$40,000	\$213,353	\$213,353
2024	\$173,353	\$40,000	\$213,353	\$213,353
2023	\$191,329	\$12,000	\$203,329	\$203,329
2022	\$154,355	\$12,000	\$166,355	\$166,355
2021	\$128,262	\$12,000	\$140,262	\$140,262
2020	\$98,000	\$12,000	\$110,000	\$110,000

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.