



Address: [7556 KINGS TR](#)
City: FORT WORTH
Georeference: 22719-1-14
Subdivision: KINGS TRAIL ADDITION
Neighborhood Code: A4S010C

Latitude: 32.6400894191
Longitude: -97.4011761869
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 14

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07801289

Site Name: KINGS TRAIL ADDITION-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,480

Percent Complete: 100%

Land Sqft^{*}: 3,050

Land Acres^{*}: 0.0700

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:

PARSI SUDHAKAR

Primary Owner Address:

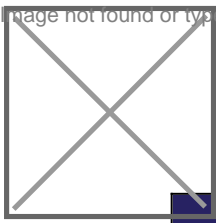
13472 DEERCREEK TRL
FRISCO, TX 75035

Deed Date: 3/24/2022

Deed Volume:

Deed Page:

Instrument: [D222078428](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHUENEMAN JEFFREY A	8/2/2019	D219171286		
SELIGMAN DAVID	5/23/2013	D213132588	0000000	0000000
KEFFER WALTER L JR	8/27/2002	00159460000213	0015946	0000213
CHOICE HOMES INC	5/7/2002	00156580000477	0015658	0000477
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 ⁺
2025	\$156,429	\$40,000	\$196,429	\$196,429
2024	\$180,000	\$40,000	\$220,000	\$220,000
2023	\$200,500	\$12,000	\$212,500	\$212,500
2022	\$167,599	\$12,000	\$179,599	\$179,599
2021	\$145,085	\$12,000	\$157,085	\$157,085
2020	\$130,951	\$12,000	\$142,951	\$142,951

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.