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**Address:** [7548 KINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 22719-1-18  
**Subdivision:** KINGS TRAIL ADDITION  
**Neighborhood Code:** A4S010C

**Latitude:** 32.6404196203  
**Longitude:** -97.4012172872  
**TAD Map:** 2030-352  
**MAPSCO:** TAR-103E



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

## PROPERTY DATA

**Legal Description:** KINGS TRAIL ADDITION Block 1  
Lot 18

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 07801335

**Site Name:** KINGS TRAIL ADDITION-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,752

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,921

**Land Acres<sup>\*</sup>:** 0.0900

**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:**

BAILIFF LESLIE

BAILIFF J BAILIFF

**Primary Owner Address:**

7548 KINGS TR

FORT WORTH, TX 76133-8346

**Deed Date:** 7/2/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207260009](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	2/6/2007	<a href="#">D207052214</a>	0000000	0000000
SIMMONS DONYELLE M	8/26/2005	<a href="#">D205254062</a>	0000000	0000000
FARNSWORTH JENAE;FARNSWORTH JOSEPH	3/20/2002	00155630000312	0015563	0000312
CHOICE HOMES INC	12/11/2001	00153250000141	0015325	0000141
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	\$185,189	\$40,000	\$225,189	\$225,189
2024	\$185,189	\$40,000	\$225,189	\$225,189
2023	\$224,424	\$12,000	\$236,424	\$236,424
2022	\$173,097	\$12,000	\$185,097	\$185,097
2021	\$140,444	\$12,000	\$152,444	\$152,444
2020	\$140,444	\$12,000	\$152,444	\$152,444

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.