



Address: [7569 KINGS TR](#)
City: FORT WORTH
Georeference: 22719-2-4
Subdivision: KINGS TRAIL ADDITION
Neighborhood Code: A4S010C

Latitude: 32.6396644072
Longitude: -97.4005591837
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 2
Lot 4

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: 07801637

Site Name: KINGS TRAIL ADDITION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,694

Percent Complete: 100%

Land Sqft^{*}: 3,485

Land Acres^{*}: 0.0800

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:

GREEN CARMALITA

Primary Owner Address:

7569 KINGS TRL
FORT WORTH, TX 76133

Deed Date: 7/12/2022

Deed Volume:

Deed Page:

Instrument: [D222177285](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	3/26/2022	D222085290		
BRYANT DANIEL S	7/9/2015	D215153150		
COCKERHAM ANDREW C	10/18/2006	000000000000000	0000000	0000000
COCKERHAM ANDREW C;COCKERHAM REBA EST	11/27/2002	00161830000321	0016183	0000321
CHOICE HOMES INC	9/9/2002	00159600000125	0015960	0000125
KINGS TRAIL DEV CORP	1/1/2001	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 ⁺
2025	\$208,570	\$40,000	\$248,570	\$248,570
2024	\$208,970	\$40,000	\$248,970	\$248,970
2023	\$230,846	\$12,000	\$242,846	\$242,846
2022	\$169,680	\$12,000	\$181,680	\$166,093
2021	\$147,726	\$12,000	\$159,726	\$150,994
2020	\$125,267	\$12,000	\$137,267	\$137,267

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.