



Address: [7561 KINGS TR](#)
City: FORT WORTH
Georeference: 22719-2-8
Subdivision: KINGS TRAIL ADDITION
Neighborhood Code: A4S010C

Latitude: 32.639943475
Longitude: -97.400638189
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 8

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

Notice Sent Date: 4/15/2025

Notice Value: \$234,732

Protest Deadline Date: 5/24/2024

Site Number: 07801688

Site Name: KINGS TRAIL ADDITION-2-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,536

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:

SPANGLER LINDA

Primary Owner Address:

7561 KINGS TRL
FORT WORTH, TX 76133

Deed Date: 12/18/2015

Deed Volume:

Deed Page:

Instrument: [D215282447](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUTRER LIVING TRUST	11/21/2013	D213300485	0000000	0000000
CUTRER ALICE A;CUTRER EDDIE J	7/25/2007	D207269979	0000000	0000000
FAY JEANE A	7/16/2002	00158670000208	0015867	0000208
CHOICE HOMES INC	3/26/2002	00155580000099	0015558	0000099
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	\$194,732	\$40,000	\$234,732	\$212,346
2024	\$194,732	\$40,000	\$234,732	\$193,042
2023	\$215,049	\$12,000	\$227,049	\$175,493
2022	\$173,242	\$12,000	\$185,242	\$159,539
2021	\$148,244	\$12,000	\$160,244	\$145,035
2020	\$129,289	\$12,000	\$141,289	\$131,850

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.