



Address: [1816 KINGSBROOK TR](#)
City: FORT WORTH
Georeference: 22715B-1-5
Subdivision: KINGSBROOK ESTATES
Neighborhood Code: 1B030I

Latitude: 32.752771295
Longitude: -97.1773914922
TAD Map: 2096-392
MAPSCO: TAR-081B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KINGSBROOK ESTATES Block
1 Lot 5

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: 2003
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40141284
Site Name: KINGSBROOK ESTATES-1-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,354
Percent Complete: 100%
Land Sqft^{*}: 5,940
Land Acres^{*}: 0.1363
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:
DELICH JOSHUA
DELICH DESIRAE
Primary Owner Address:
4501 CHAUMONT TR
ARLINGTON, TX 76013-8341

Deed Date: 6/20/2003
Deed Volume: 0016871
Deed Page: 0000226
Instrument: 00168710000226

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/14/2003	00166080000061	0016608	0000061
DUVESTOCO INC	1/1/2002	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	\$212,401	\$55,000	\$267,401	\$267,401
2024	\$212,401	\$55,000	\$267,401	\$267,401
2023	\$205,944	\$55,000	\$260,944	\$260,944
2022	\$193,406	\$35,000	\$228,406	\$228,406
2021	\$147,530	\$35,000	\$182,530	\$182,530
2020	\$139,885	\$35,000	\$174,885	\$174,885

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.