



**Address:** [1817 KINGSBROOK TR](#)  
**City:** FORT WORTH  
**Georeference:** 22715B-2-5  
**Subdivision:** KINGSBROOK ESTATES  
**Neighborhood Code:** 1B030I

**Latitude:** 32.7527060866  
**Longitude:** -97.1768553027  
**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  
2 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:** 2004  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$371,783  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40141462  
**Site Name:** KINGSBROOK ESTATES-2-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,325  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,848  
**Land Acres<sup>\*</sup>:** 0.1572  
**Pool:** N

<sup>+++</sup> Rounded.  
<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
SOUDER ANGELA R  
**Primary Owner Address:**  
1817 KINGSBROOK TRL  
FORT WORTH, TX 76120  
**Deed Date:** 3/12/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221070612](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUDER CHERI	3/16/2018	<a href="#">D218060060</a>		
JOHNSON JOYCIA	9/17/2007	<a href="#">D207344112</a>	0000000	0000000
MORTGAGE GUARANTY INS CORP	5/1/2007	<a href="#">D207344111</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	4/30/2007	<a href="#">D207151556</a>	0000000	0000000
SOUTH TRUST MORTGAGE CORP	3/6/2007	<a href="#">D207104880</a>	0000000	0000000
AGUIRRE A AGUIRRE;AGUIRRE ELVIRA	4/16/2004	<a href="#">D204120975</a>	0000000	0000000
CHOICE HOMES-TEXAS INC	2/17/2004	<a href="#">D204054488</a>	0000000	0000000
DUVESTOCO INC	1/1/2002	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 <sup>+</sup>
2025	\$316,783	\$55,000	\$371,783	\$371,783
2024	\$316,783	\$55,000	\$371,783	\$360,819
2023	\$322,232	\$55,000	\$377,232	\$328,017
2022	\$263,197	\$35,000	\$298,197	\$298,197
2021	\$249,445	\$35,000	\$284,445	\$284,445
2020	\$140,000	\$35,000	\$175,000	\$175,000

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.