



Address: [1821 KINGSBROOK TR](#)
City: FORT WORTH
Georeference: 22715B-2-6
Subdivision: KINGSBROOK ESTATES
Neighborhood Code: 1B030I

Latitude: 32.7525363598
Longitude: -97.1768632259
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 6

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40141470

Site Name: KINGSBROOK ESTATES-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,643

Percent Complete: 100%

Land Sqft^{*}: 6,848

Land Acres^{*}: 0.1572

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:

WIECHMAN BRIAN

WIECHMAN ASHLEY HAHN

Primary Owner Address:

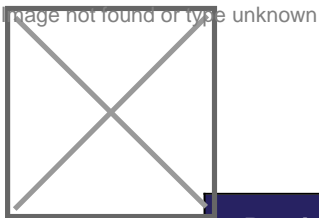
1821 KINGSBROOK TRL
FORT WORTH, TX 76120

Deed Date: 8/22/2014

Deed Volume:

Deed Page:

Instrument: [D214186242](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLE JENNIFER M	2/10/2005	D205053664	0000000	0000000
CHOICE HOMES INC	11/23/2004	D204370595	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 ⁺
2025	\$245,174	\$55,000	\$300,174	\$300,174
2024	\$245,174	\$55,000	\$300,174	\$300,174
2023	\$237,648	\$55,000	\$292,648	\$292,648
2022	\$223,051	\$35,000	\$258,051	\$258,051
2021	\$169,684	\$35,000	\$204,684	\$204,684
2020	\$160,780	\$35,000	\$195,780	\$195,780

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.