



Address: [8149 ROYAL TERRACE LN](#)
City: FORT WORTH
Georeference: 22715B-2-18
Subdivision: KINGSBROOK ESTATES
Neighborhood Code: 1B030I

Latitude: 32.7512888264
Longitude: -97.1761818814
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 18

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$261,911

Protest Deadline Date: 5/24/2024

Site Number: 40141608

Site Name: KINGSBROOK ESTATES-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,268

Percent Complete: 100%

Land Sqft^{*}: 5,171

Land Acres^{*}: 0.1187

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:

MATTHEWS LORENZO
MATTHEWS SONYA

Primary Owner Address:

8149 ROYAL TERRACE LN
FORT WORTH, TX 76120-5075

Deed Date: 7/14/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205208193](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/14/2005	D205108764	0000000	0000000
DUVESTCO 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	\$206,911	\$55,000	\$261,911	\$261,911
2024	\$206,911	\$55,000	\$261,911	\$238,216
2023	\$200,642	\$55,000	\$255,642	\$216,560
2022	\$188,475	\$35,000	\$223,475	\$196,873
2021	\$143,975	\$35,000	\$178,975	\$178,975
2020	\$136,558	\$35,000	\$171,558	\$162,868

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.