



**Address:** [8161 ROYAL TERRACE LN](#)  
**City:** FORT WORTH  
**Georeference:** 22715B-2-21  
**Subdivision:** KINGSBROOK ESTATES  
**Neighborhood Code:** 1B030I

**Latitude:** 32.7512551863  
**Longitude:** -97.1757018584  
**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 21

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$343,569

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40141632

**Site Name:** KINGSBROOK ESTATES-2-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,900

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,252

**Land Acres<sup>\*</sup>:** 0.1435

**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:**

MILBURN CARLTON  
MILBURN CHARLENE

**Primary Owner Address:**

8161 ROYAL TERRACE LN  
FORT WORTH, TX 76120-5075

**Deed Date:** 11/14/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203434779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	8/26/2003	<a href="#">D203335424</a>	0017172	0000084
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	\$288,569	\$55,000	\$343,569	\$331,496
2024	\$288,569	\$55,000	\$343,569	\$301,360
2023	\$279,645	\$55,000	\$334,645	\$273,964
2022	\$262,341	\$35,000	\$297,341	\$249,058
2021	\$199,079	\$35,000	\$234,079	\$226,416
2020	\$188,522	\$35,000	\$223,522	\$205,833

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.