



Address: [8169 ROYAL TERRACE LN](#)
City: FORT WORTH
Georeference: 22715B-2-23
Subdivision: KINGSBROOK ESTATES
Neighborhood Code: 1B030I

Latitude: 32.7512521395
Longitude: -97.1753830931
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 23

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: 40141659

Site Name: KINGSBROOK ESTATES-2-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,935

Percent Complete: 100%

Land Sqft^{*}: 6,259

Land Acres^{*}: 0.1436

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:

HUNCKE DAN

Primary Owner Address:

763 BREEZE HILL RD APT 927
VISTA, CA 92081

Deed Date: 8/25/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206271546](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	3/27/2006	D206118469	0000000	0000000
WELLS FARGO BANK N A	3/7/2006	D206072879	0000000	0000000
ALEXANDER CYNTHIA;ALEXANDER RUDY	1/22/2004	D204028122	0000000	0000000
CHOICE HOMES INC	11/25/2003	D203440277	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	\$236,000	\$55,000	\$291,000	\$291,000
2024	\$254,000	\$55,000	\$309,000	\$309,000
2023	\$264,000	\$55,000	\$319,000	\$319,000
2022	\$259,613	\$35,000	\$294,613	\$294,613
2021	\$150,000	\$35,000	\$185,000	\$185,000
2020	\$150,000	\$35,000	\$185,000	\$185,000

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.