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**Address:** [8180 ROYAL TERRACE LN](#)  
**City:** FORT WORTH  
**Georeference:** 22715B-2-26  
**Subdivision:** KINGSBROOK ESTATES  
**Neighborhood Code:** 1B030I

**Latitude:** 32.7509677762  
**Longitude:** -97.1748076254  
**TAD Map:** 2096-392  
**MAPSCO:** TAR-081B



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** KINGSBROOK ESTATES Block  
2 Lot 26

**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

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

**Site Number:** 40141683

**Site Name:** KINGSBROOK ESTATES-2-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,001

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,080

**Land Acres<sup>\*</sup>:** 0.3461

**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:**

MILLAN OBDULIA

**Primary Owner Address:**

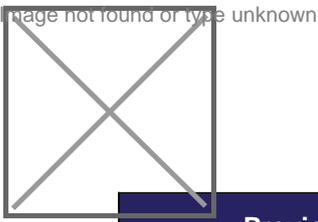
1411 BIRMINGHAM DR  
ARLINGTON, TX 76012

**Deed Date:** 6/19/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217151080](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLAN JUAN;MILLAN OBDULIA	8/26/2016	<a href="#">D216204620</a>		
ARREDONDO FAUSTINA	6/23/2007	<a href="#">D210250827</a>	0000000	0000000
MILLAN JUAN M;MILLAN OBDULIA	11/26/2003	<a href="#">D203447110</a>	0000000	0000000
CHOICE HOMES INC	9/5/2003	<a href="#">D203356109</a>	0000000	0000000
DUVESTOCO INC	1/1/2002	0000000000000000	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	\$295,936	\$55,000	\$350,936	\$350,936
2024	\$295,936	\$55,000	\$350,936	\$350,936
2023	\$286,790	\$55,000	\$341,790	\$341,790
2022	\$269,046	\$35,000	\$304,046	\$304,046
2021	\$204,187	\$35,000	\$239,187	\$239,187
2020	\$193,361	\$35,000	\$228,361	\$228,361

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.