



Address: [8176 ROYAL TERRACE LN](#)
City: FORT WORTH
Georeference: 22715B-2-27
Subdivision: KINGSBROOK ESTATES
Neighborhood Code: 1B030I

Latitude: 32.7507326751
Longitude: -97.1749983666
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 27

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: \$376,247

Protest Deadline Date: 5/24/2024

Site Number: 40141691

Site Name: KINGSBROOK ESTATES-2-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,075

Percent Complete: 100%

Land Sqft^{*}: 15,337

Land Acres^{*}: 0.3520

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SCHAEFER STEVEN

SCHAEFER GINA COX

Primary Owner Address:

8176 ROYAL TERRACE LN
FORT WORTH, TX 76120-5074

Deed Date: 8/22/2003

Deed Volume: 0017107

Deed Page: 0000320

Instrument: [D203314580](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	6/3/2003	D203267603	0016971	0000243
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 ⁺
2025	\$321,247	\$55,000	\$376,247	\$369,837
2024	\$321,247	\$55,000	\$376,247	\$336,215
2023	\$311,953	\$55,000	\$366,953	\$305,650
2022	\$266,602	\$35,000	\$301,602	\$277,864
2021	\$223,008	\$35,000	\$258,008	\$252,604
2020	\$212,009	\$35,000	\$247,009	\$229,640

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.