



**Address:** [2044 KINGSBROOK TR](#)  
**City:** FORT WORTH  
**Georeference:** 22715B-3-1  
**Subdivision:** KINGSBROOK ESTATES  
**Neighborhood Code:** 1B030I

**Latitude:** 32.7494190051  
**Longitude:** -97.1775641304  
**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  
3 Lot 1

**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

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

**Notice Value:** \$292,785

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

**Site Number:** 40141861

**Site Name:** KINGSBROOK ESTATES-3-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,610

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,870

**Land Acres<sup>\*</sup>:** 0.1577

**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:**

JACKSON CHAREL W

**Primary Owner Address:**

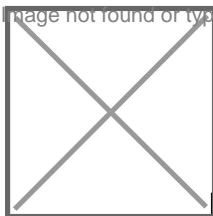
2044 KINGSBROOK TRL  
FORT WORTH, TX 76120

**Deed Date:** 6/30/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216150389](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEST LEE E JR	3/17/2004	<a href="#">D204086040</a>	0000000	0000000
CHOICE HOMES INC	1/20/2004	<a href="#">D204025873</a>	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 <sup>+</sup>
2025	\$209,000	\$55,000	\$264,000	\$264,000
2024	\$237,785	\$55,000	\$292,785	\$261,820
2023	\$230,501	\$55,000	\$285,501	\$238,018
2022	\$216,370	\$35,000	\$251,370	\$216,380
2021	\$164,702	\$35,000	\$199,702	\$196,709
2020	\$156,084	\$35,000	\$191,084	\$178,826

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.