



Address: [2041 KINGSBROOK TR](#)
City: FORT WORTH
Georeference: 22715B-4-2
Subdivision: KINGSBROOK ESTATES
Neighborhood Code: 1B030I

Latitude: 32.7495891093
Longitude: -97.1770307084
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
4 Lot 2

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: 5/1/2025

Notice Value: \$350,820

Protest Deadline Date: 5/24/2024

Site Number: 40142019

Site Name: KINGSBROOK ESTATES-4-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,985

Percent Complete: 100%

Land Sqft^{*}: 5,650

Land Acres^{*}: 0.1297

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:

SOWELL LINDA J

Primary Owner Address:

2041 KINGSBROOK TR
FORT WORTH, TX 76120-5080

Deed Date: 7/30/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204247331](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	5/18/2004	D204181167	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	\$295,820	\$55,000	\$350,820	\$337,552
2024	\$295,820	\$55,000	\$350,820	\$306,865
2023	\$286,654	\$55,000	\$341,654	\$278,968
2022	\$268,883	\$35,000	\$303,883	\$253,607
2021	\$203,946	\$35,000	\$238,946	\$230,552
2020	\$193,103	\$35,000	\$228,103	\$209,593

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.