



**Address:** [2013 KINGSBROOK TR](#)  
**City:** FORT WORTH  
**Georeference:** 22715B-4-9  
**Subdivision:** KINGSBROOK ESTATES  
**Neighborhood Code:** 1B030I

**Latitude:** 32.7505403347  
**Longitude:** -97.1769842169  
**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 9

**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:** \$318,513

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

**Site Number:** 40142094

**Site Name:** KINGSBROOK ESTATES-4-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,718

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,650

**Land Acres<sup>\*</sup>:** 0.1297

**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:**

KARMACHARYA MUNA  
RAJCHAL RABIN

**Primary Owner Address:**

2013 KINGSBROOK TRL  
FORT WORTH, TX 76120

**Deed Date:** 2/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218026264](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORENO JESUS	3/13/2015	<a href="#">D215054639</a>		
HUNTER SAMUEL D	1/24/2012	<a href="#">D212088744</a>	0000000	0000000
HUNTER S S PAGGETT;HUNTER SAMUEL D	6/25/2004	<a href="#">D204203035</a>	0000000	0000000
CHOICE HOMES INC	4/20/2004	<a href="#">D204137478</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	\$263,513	\$55,000	\$318,513	\$318,336
2024	\$263,513	\$55,000	\$318,513	\$289,396
2023	\$255,430	\$55,000	\$310,430	\$263,087
2022	\$239,750	\$35,000	\$274,750	\$239,170
2021	\$182,427	\$35,000	\$217,427	\$217,427
2020	\$165,000	\$35,000	\$200,000	\$200,000

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

- 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.