



**Address:** [2609 KINGSMAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 30293F-W-22  
**Subdivision:** NORTHPOINTE  
**Neighborhood Code:** 2N010X

**Latitude:** 32.9000448763  
**Longitude:** -97.4123980605  
**TAD Map:** 2024-444  
**MAPSCO:** TAR-032D



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** NORTHPOINTE Block W Lot 22

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800069734  
**Site Name:** NORTHPOINTE Block W Lot 22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,421  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,011  
**Land Acres<sup>\*</sup>:** 0.1380  
**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:**  
TILTON MEGAN DANIELLE  
**Primary Owner Address:**  
2609 KINGSMAN DR  
FORT WORTH, TX 76179

**Deed Date:** 11/30/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222280888](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	11/30/2022	<a href="#">D222280887</a>		

**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	\$174,958	\$70,000	\$244,958	\$244,958
2024	\$174,958	\$70,000	\$244,958	\$244,958
2023	\$189,893	\$75,000	\$264,893	\$264,893
2022	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.