



Address: [2616 KINGSMAN DR](#)
City: FORT WORTH
Georeference: 30293F-AD-1-71
Subdivision: NORTHPOINTE
Neighborhood Code: 2N010X

Latitude: 32.9005132764
Longitude: -97.4127377994
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 AD Lot 1
PLAT D221355551

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: None
Protest Deadline Date: 5/24/2024

Site Number: 800069777
Site Name: NORTHPOINTE Block AD Lot 1 PLAT D221355551
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,450
Percent Complete: 100%
Land Sqft^{*}: 6,312
Land Acres^{*}: 0.1449
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:
EL NAJJAR SHATHA C
Primary Owner Address:
2616 KINGSMAN DR
FORT WORTH, TX 76179

Deed Date: 4/29/2023
Deed Volume:
Deed Page:
Instrument: [D223074444](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	4/28/2023	D223074443		



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	\$191,000	\$70,000	\$261,000	\$261,000
2024	\$206,947	\$70,000	\$276,947	\$276,947
2023	\$207,466	\$75,000	\$282,466	\$282,466
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.