

Tarrant Appraisal District

Property Information | PDF

Account Number: 42836083

Address: 2604 KINGSMAN DR

City: FORT WORTH

Georeference: 30293F-AD-4-71 Subdivision: NORTHPOINTE Neighborhood Code: 2N010X Latitude: 32.9005139519 Longitude: -97.4122190012

TAD Map: 2024-444 **MAPSCO:** TAR-032D



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

PROPERTY DATA

Legal Description: NORTHPOINTE Block AD Lot 4

PLAT D221355551

Jurisdictions: Site Number: 800069773

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)

Site Name: NORTHPOINTE Block AD Lot 4 PLAT D221355551

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

EAGLE MTN-SAGINAW ISD (918) Approximate Size+++: 1,276
State Code: A Percent Complete: 100%

Year Built: 2022 Land Sqft*: 6,312

Personal Property Account: N/A Land Acres*: 0.1449

Agent: None Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

PEREZ JULIO ENRIQUE RAMOS HERNANDEZ JESSIRA AYDIL RAMOS RAMOS JESSICA HERNANDEZ

Primary Owner Address: 2604 KINGSMAN DR

FORT WORTH, TX 76179

Deed Date: 2/17/2023

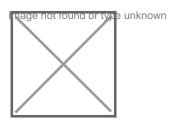
Deed Volume: Deed Page:

Instrument: D223026499

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	2/17/2023	D223026498		

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$193,294	\$70,000	\$263,294	\$263,294
2024	\$193,294	\$70,000	\$263,294	\$263,294
2023	\$193,778	\$75,000	\$268,778	\$268,778
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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.