



Address: [7971 SOUTHBROOK CIR](#)
City: FORT WORTH
Georeference: 39315-1-11
Subdivision: SOUTH BROOK ADDITION
Neighborhood Code: 1E060B

Latitude: 32.6339671063
Longitude: -97.3253327569
TAD Map: 2048-348
MAPSCO: TAR-105J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH BROOK ADDITION
Block 1 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02794594

Site Name: SOUTH BROOK ADDITION-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,362

Percent Complete: 100%

Land Sqft^{*}: 7,173

Land Acres^{*}: 0.1646

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:

MARTINEZ FRANCISCO MINOR

Primary Owner Address:

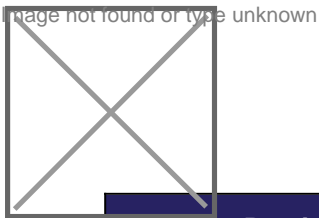
7971 SOUTHBROOK CIR
FORT WORTH, TX 76134

Deed Date: 8/16/2023

Deed Volume:

Deed Page:

Instrument: [D223146908](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RESICAP TEXAS OWNER II LLC	6/3/2022	D222151678		
PERKINS DORCAS G	9/4/2018	D221124066		
GILBERT FRED;GILBERT GRACE T	8/12/1993	00112340000941	0011234	0000941
MASON ADAM L;MASON SHARLENE	8/7/1986	00086430001496	0008643	0001496
MARSHALL RICKEY D	12/31/1900	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	\$210,769	\$30,000	\$240,769	\$240,769
2024	\$210,769	\$30,000	\$240,769	\$240,769
2023	\$174,000	\$30,000	\$204,000	\$204,000
2022	\$161,317	\$30,000	\$191,317	\$172,449
2021	\$131,049	\$30,000	\$161,049	\$156,772
2020	\$112,520	\$30,000	\$142,520	\$142,520

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.