



**Address:** [9105 ALANBROOKE CT](#)  
**City:** FORT WORTH  
**Georeference:** 39340-17-4  
**Subdivision:** SOUTH CREEK 1ST FILING ADDN  
**Neighborhood Code:** 1E030D

**Latitude:** 32.621644717  
**Longitude:** -97.2953382234  
**TAD Map:** 2060-344  
**MAPSCO:** TAR-105R



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SOUTH CREEK 1ST FILING  
ADDN Block 17 Lot 4

**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:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02799391  
**Site Name:** SOUTH CREEK 1ST FILING ADDN-17-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,430  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,780  
**Land Acres<sup>\*</sup>:** 0.2245  
**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:**  
CARDENAS DAISY  
GUZMAN JOEL CORONA  
**Primary Owner Address:**  
9105 ALANBROOKE CT  
FORT WORTH, TX 76140

**Deed Date:** 1/20/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223011320](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUY REGINA	8/25/2004	<a href="#">D204273013</a>	0000000	0000000
HAGAN CHRISTOPHER RANCY	7/18/2003	<a href="#">D203274113</a>	0016993	0000303
SR DAVIDSON FAMILY LP	12/31/1998	00155520000160	0015552	0000160
LUJAN LUPE	10/9/1997	00129570000447	0012957	0000447
FORT WORTH CITY OF	6/4/1991	00103130000202	0010313	0000202
FIFTH STREET INVESTMENT CORP	2/11/1988	00092300000841	0009230	0000841
MBANK	2/27/1987	00092300000850	0009230	0000850
E R V ENTERPRISES INC	11/5/1984	00079990001600	0007999	0001600
BETTER LIVING CORP	7/20/1984	00078960000353	0007896	0000353
SOUTHFIELD DEV INC	2/3/1984	00000000000000	0000000	0000000
DAVIS JOHN;WOOD LARRY	12/31/1900	00000000000000	0000000	0000000
SOUTHFIELD DEVELOPME	12/30/1900	00000000000000	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	\$216,060	\$44,780	\$260,840	\$260,840
2024	\$216,060	\$44,780	\$260,840	\$260,840
2023	\$231,380	\$45,000	\$276,380	\$196,353
2022	\$177,286	\$35,000	\$212,286	\$178,503
2021	\$127,659	\$35,000	\$162,659	\$162,275
2020	\$127,360	\$35,000	\$162,360	\$147,523

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

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- 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.