



Address: [421 COOKS LN](#)
City: FORT WORTH
Georeference: A 412-1M01
Subdivision: DAVIS, JOSEPH C SURVEY
Neighborhood Code: 1B200A

Latitude: 32.7746811562
Longitude: -97.1843144503
TAD Map: 2096-400
MAPSCO: TAR-067N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DAVIS, JOSEPH C SURVEY
Abstract 412 Tract 1M01 1M & 1G2
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
Site Number: 03848531
Site Name: DAVIS, JOSEPH C SURVEY Abstract 412 Tract 1M01 1M & 1G2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 1,656
State Code: A
Percent Complete: 100%
Year Built: 1970
Land Sqft ^{*}: 193,959
Personal Property Account: N/A
Land Acres ^{*}: 4.4527
Agent: JOHN HUDDLESTON (61352)
Notice Sent Date: 4/15/2025
Notice Value: \$505,324
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
BROWN SUZANNE
Primary Owner Address:
421 COOKS LN
FORT WORTH, TX 76120-2005
Deed Date: 10/12/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN REG EST;BROWN SUZANNE F	7/20/1998	00133590000091	0013359	0000091
FRIAS SUZANNE LORRAINE	11/8/1988	00094430000136	0009443	0000136
FRIAS CARLOS	12/31/1900	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 ⁺
2025	\$162,216	\$343,108	\$505,324	\$224,734
2024	\$162,216	\$343,108	\$505,324	\$204,304
2023	\$136,892	\$343,108	\$480,000	\$185,731
2022	\$90,000	\$140,000	\$230,000	\$168,846
2021	\$96,019	\$70,000	\$166,019	\$153,496
2020	\$85,056	\$70,000	\$155,056	\$139,542

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.