



Address: [3744 CLEAR BROOK CIR](#)
City: FORT WORTH
Georeference: 20726-6-4
Subdivision: HULEN MEADOW ADDITION
Neighborhood Code: 4S002B

Latitude: 32.6277583833
Longitude: -97.3751819993
TAD Map: 2036-348
MAPSCO: TAR-103M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HULEN MEADOW ADDITION
Block 6 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$257,812

Protest Deadline Date: 5/24/2024

Site Number: 05909791
Site Name: HULEN MEADOW ADDITION-6-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,600
Percent Complete: 100%
Land Sqft^{*}: 7,020
Land Acres^{*}: 0.1611
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:
EPHLAND NANCY
Primary Owner Address:
3744 CLEAR BROOK CIR
FORT WORTH, TX 76123-1314

Deed Date: 5/27/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209146240](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EPHLAND D TIM;EPHLAND NANCY B	10/19/1998	00234730000432	0023473	0000432
ALEXANDER JILL R;ALEXANDER RIC A	7/26/1991	00103370001935	0010337	0001935
HARTMAN KRISTINA J;HARTMAN TERRY	4/25/1990	00099120001845	0009912	0001845
HORTON HOMES INC	2/23/1990	00098540001158	0009854	0001158
MELLON FINANCIAL CENTER	1/16/1990	00098160001662	0009816	0001662
JAY DAVIS BUILDING CORP	5/14/1986	00085470002186	0008547	0002186
HULEN MEADOW JV	1/1/1985	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	\$207,812	\$50,000	\$257,812	\$257,812
2024	\$207,812	\$50,000	\$257,812	\$243,335
2023	\$218,134	\$50,000	\$268,134	\$221,214
2022	\$184,822	\$40,000	\$224,822	\$201,104
2021	\$148,028	\$40,000	\$188,028	\$182,822
2020	\$126,202	\$40,000	\$166,202	\$166,202

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.