



Address: [3712 CLEAR BROOK CIR](#)
City: FORT WORTH
Georeference: 20726-6-12
Subdivision: HULEN MEADOW ADDITION
Neighborhood Code: 4S002B

Latitude: 32.6277416606
Longitude: -97.3736375213
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 12

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: 1989
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 05909880
Site Name: HULEN MEADOW ADDITION-6-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,425
Percent Complete: 100%
Land Sqft^{*}: 7,334
Land Acres^{*}: 0.1683
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:
MOLINA MARIA
Primary Owner Address:
3712 CLEAR BROOK CIR
FORT WORTH, TX 76123-1314

Deed Date: 9/21/2021
Deed Volume:
Deed Page:
Instrument: [D221277097](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOLINA BRENDA	8/13/2012	D212200023	0000000	0000000
ROBERTS NORMA H	9/29/1989	00097230002334	0009723	0002334
STEVE HAWKINS CUST HOMES INC	6/22/1989	00096430001132	0009643	0001132
HULEN MEADOWS 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	\$166,000	\$50,000	\$216,000	\$216,000
2024	\$190,981	\$50,000	\$240,981	\$240,981
2023	\$196,000	\$50,000	\$246,000	\$230,833
2022	\$169,848	\$40,000	\$209,848	\$209,848
2021	\$135,996	\$40,000	\$175,996	\$126,667
2020	\$115,917	\$40,000	\$155,917	\$115,152

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.