



**Address:** [7917 CLEAR BROOK CIR](#)  
**City:** FORT WORTH  
**Georeference:** 20726-9-27  
**Subdivision:** HULEN MEADOW ADDITION  
**Neighborhood Code:** 4S002B

**Latitude:** 32.6265363165  
**Longitude:** -97.3768993515  
**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 9 Lot 27

**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:** 1987

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$256,891

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05910900

**Site Name:** HULEN MEADOW ADDITION-9-27

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,564

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,786

**Land Acres<sup>\*</sup>:** 0.1557

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BRACY RUSSELL

BRACY JANELLE

**Primary Owner Address:**

7917 CLEAR BROOK CIR  
FORT WORTH, TX 76123-1337

**Deed Date:** 8/27/1990

**Deed Volume:** 0010028

**Deed Page:** 0001953

**Instrument:** 00100280001953

| Previous Owners                | Date      | Instrument     | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------|-------------|-----------|
| TURNBO CHARLES A;TURNBO REGINA | 5/13/1988 | 00092760000996 | 0009276     | 0000996   |
| KUTACH MIKE                    | 4/20/1987 | 00089270002329 | 0008927     | 0002329   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$206,891          | \$50,000    | \$256,891    | \$256,891                    |
| 2024 | \$206,891          | \$50,000    | \$256,891    | \$245,367                    |
| 2023 | \$216,910          | \$50,000    | \$266,910    | \$223,061                    |
| 2022 | \$184,972          | \$40,000    | \$224,972    | \$202,783                    |
| 2021 | \$149,672          | \$40,000    | \$189,672    | \$184,348                    |
| 2020 | \$128,758          | \$40,000    | \$168,758    | \$167,589                    |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.