



Address: [8004 CLEAR BROOK CIR](#)
City: FORT WORTH
Georeference: 20726-10-26
Subdivision: HULEN MEADOW ADDITION
Neighborhood Code: 4S002B

Latitude: 32.624565786
Longitude: -97.3763918535
TAD Map: 2036-348
MAPSCO: TAR-103R



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 10 Lot 26

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
Notice Sent Date: 4/15/2025
Notice Value: \$242,995
Protest Deadline Date: 5/24/2024

Site Number: 05911591
Site Name: HULEN MEADOW ADDITION-10-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,436
Percent Complete: 100%
Land Sqft^{*}: 9,099
Land Acres^{*}: 0.2088
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:
HAWKINS NELLIE M
Primary Owner Address:
8004 CLEAR BROOK CIR
FORT WORTH, TX 76123

Deed Date: 5/21/2016
Deed Volume:
Deed Page:
Instrument: [DC](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAWKINS CHARLES M EST;HAWKINS NELLIE	3/8/1990	00098720000297	0009872	0000297
BROOKS BUILDERS INC	11/3/1989	00097550001634	0009755	0001634
HULEN MEADOWS JV	1/1/1985	000000000000000	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	\$192,995	\$50,000	\$242,995	\$241,193
2024	\$192,995	\$50,000	\$242,995	\$219,266
2023	\$202,555	\$50,000	\$252,555	\$199,333
2022	\$171,782	\$40,000	\$211,782	\$181,212
2021	\$137,784	\$40,000	\$177,784	\$164,738
2020	\$117,623	\$40,000	\$157,623	\$149,762

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.