



Address: [8305 CLEARBROOK DR](#)
City: FORT WORTH
Georeference: 20726-20-2
Subdivision: HULEN MEADOW ADDITION
Neighborhood Code: 4S002E

Latitude: 32.6215030369
Longitude: -97.3702643725
TAD Map: 2036-344
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 20 Lot 2

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: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$286,826

Protest Deadline Date: 5/24/2024

Site Number: 06276407

Site Name: HULEN MEADOW ADDITION-20-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,863

Percent Complete: 100%

Land Sqft^{*}: 7,095

Land Acres^{*}: 0.1628

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:

PEREIRA-VIERA JOHNNY
PLAZA JAZMIN

Primary Owner Address:

8305 CLEARBROOK DR
FORT WORTH, TX 76123

Deed Date: 2/12/2016

Deed Volume:

Deed Page:

Instrument: [D216029070](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANCLIFF M T;STANCLIFF MATTHEW R	7/1/2009	D209183801	0000000	0000000
HOLMES JANICE;HOLMES LOUIS A	11/21/1996	00125890002170	0012589	0002170
CENTEX REAL ESTATE CORP	8/24/1995	00120810000176	0012081	0000176
PRIDE PROPERTIES DEV	2/27/1991	00101860001398	0010186	0001398
LOMAS MTG USA INC	1/1/1991	00101390000476	0010139	0000476
BRIGHT BANC SAVINGS ASSN	12/1/1988	00094650000319	0009465	0000319
BRIGHT CAPITAL CORP	1/1/1988	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	\$236,826	\$50,000	\$286,826	\$286,826
2024	\$236,826	\$50,000	\$286,826	\$267,620
2023	\$252,731	\$50,000	\$302,731	\$243,291
2022	\$223,405	\$40,000	\$263,405	\$221,174
2021	\$161,067	\$40,000	\$201,067	\$201,067
2020	\$158,450	\$40,000	\$198,450	\$187,550

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.