



Address: [1812 ALANBROOKE DR](#)
City: FORT WORTH
Georeference: 16945-1R1-4
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.620018756
Longitude: -97.2982092107
TAD Map: 2060-344
MAPSCO: TAR-105R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HAMLET ADDITION-FORT WORTH Block 1R1 Lot 4

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A
Year Built: 2003
Personal Property Account: N/A
Agent: RESOLUTE PROPERTY TAX SOLUTION (0988)N
Protest Deadline Date: 5/24/2024

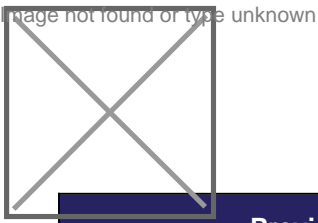
Site Number: 40305376
Site Name: HAMLET ADDITION-FORT WORTH-1R1-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,331
Percent Complete: 100%
Land Sqft^{*}: 6,451
Land Acres^{*}: 0.1480

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
PROGRESS RESIDENTIAL BORROWER 17 LLC
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 7/26/2021
Deed Volume:
Deed Page:
Instrument: [D221237366](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROGRESS DALLAS LLC	1/8/2021	D221010337		
CHAVEZ EDGAR CHAVEZ;CHAVEZ MICAELA	11/5/2008	D209194075	0000000	0000000
CHAVEZ MARIA D	3/31/2008	D208116577	0000000	0000000
SECRETARY OF HUD	8/14/2007	D207391818	0000000	0000000
WELLS FARGO BANK N A	8/7/2007	D207284787	0000000	0000000
LOCKRIDGE JOE	3/11/2005	D205099290	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2003	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	\$160,840	\$38,706	\$199,546	\$199,546
2024	\$202,294	\$38,706	\$241,000	\$241,000
2023	\$211,000	\$45,000	\$256,000	\$256,000
2022	\$170,570	\$35,000	\$205,570	\$205,570
2021	\$116,568	\$35,000	\$151,568	\$151,568
2020	\$106,000	\$35,000	\$141,000	\$141,000

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

There are no exemptions for this property

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.