



**Address:** [1216 CLEARBROOK DR](#)  
**City:** KENNEDALE  
**Georeference:** 3900-5-7  
**Subdivision:** BROOKSTONE ESTATES  
**Neighborhood Code:** 1L110C

**Latitude:** 32.6426534226  
**Longitude:** -97.2113224486  
**TAD Map:** 2084-352  
**MAPSCO:** TAR-108F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROOKSTONE ESTATES Block  
5 Lot 7

**Jurisdictions:**

CITY OF KENNEDALE (014)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDEALE ISD (914)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$431,636

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

**Site Number:** 40475867

**Site Name:** BROOKSTONE ESTATES-5-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,967

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,342

**Land Acres<sup>\*</sup>:** 0.2833

**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:**

FIELDER LAURIE  
FIELDER MATTHEW

**Primary Owner Address:**

1216 CLEARBROOK DR  
KENNEDEALE, TX 76060-2854

**Deed Date:** 3/3/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214045204](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MALONE TRACY D	11/30/2010	<a href="#">D211104135</a>	0000000	0000000
MALONE MARK;MALONE TRACY	8/28/2006	<a href="#">D206277315</a>	0000000	0000000
ANTARES HOMES LTD	5/2/2006	<a href="#">D206147313</a>	0000000	0000000
BROOKSTONE PARTNERS LTD	4/11/2006	<a href="#">D205150725</a>	0000000	0000000
BROOKSTONE PARTNERS LTD	5/15/2005	<a href="#">D205150725</a>	0000000	0000000
PENNINGTON FAMILY LTD PRTNSHP	3/11/2004	<a href="#">D204127615</a>	0000000	0000000
WILLIAMS DONALD E ETAL JR	1/1/2004	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 <sup>+</sup>
2025	\$356,636	\$75,000	\$431,636	\$431,636
2024	\$356,636	\$75,000	\$431,636	\$407,834
2023	\$392,343	\$75,000	\$467,343	\$370,758
2022	\$280,175	\$75,000	\$355,175	\$337,053
2021	\$231,412	\$75,000	\$306,412	\$306,412
2020	\$231,412	\$75,000	\$306,412	\$306,412

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.