



**Address:** [401 FAIRBROOK LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-5-1  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.5979084698  
**Longitude:** -97.3248263837  
**TAD Map:** 2054-336  
**MAPSCO:** TAR-119A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS OF DEER CREEK  
ADDITION Block 5 Lot 1

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$281,043

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

**Site Number:** 40535533

**Site Name:** PARKS OF DEER CREEK ADDITION-5-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,406

**Land Acres<sup>\*</sup>:** 0.1700

**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:**

RODRIGUEZ DYANHIRA CABANAS

**Primary Owner Address:**

401 FAIRBROOK LN  
FORT WORTH, TX 76140

**Deed Date:** 2/17/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217037789](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS DEIDRA	7/11/2005	<a href="#">D205205500</a>	0000000	0000000
LEGACY/MONTERERY HOMES LP	4/6/2005	<a href="#">D205104249</a>	0000000	0000000
LUMBERMAN'S INVESTMENT CORP	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	\$221,043	\$60,000	\$281,043	\$281,043
2024	\$221,043	\$60,000	\$281,043	\$270,086
2023	\$249,406	\$40,000	\$289,406	\$245,533
2022	\$194,682	\$40,000	\$234,682	\$223,212
2021	\$162,920	\$40,000	\$202,920	\$202,920
2020	\$152,398	\$40,000	\$192,398	\$192,398

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.