



Tarrant Appraisal District Property Information | PDF Account Number: 40535533

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



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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⁺⁺⁺: 1,800 Percent Complete: 100% Land Sqft^{*}: 7,406 Land Acres^{*}: 0.1700 Pool: N

+++ Rounded.

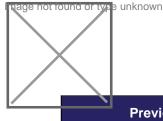
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: RODRIGUEZ DYANHIRA CABANAS

Primary Owner Address: 401 FAIRBROOK LN FORT WORTH, TX 76140 Deed Date: 2/17/2017 Deed Volume: Deed Page: Instrument: D217037789

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Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS DEIDRA	7/11/2005	D205205500	000000	0000000
LEGACY/MONTERERY HOMES LP	4/6/2005	D205104249	000000	0000000
LUMBERMAN'S INVESTMENT CORP	1/1/2004	000000000000000000000000000000000000000	000000	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	\$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.