



Address: [405 FAIRBROOK LN](#)
City: FORT WORTH
Georeference: 31741H-5-2
Subdivision: PARKS OF DEER CREEK ADDITION
Neighborhood Code: 4B012G

Latitude: 32.5979200337
Longitude: -97.325016984
TAD Map: 2048-336
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 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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$357,973

Protest Deadline Date: 5/24/2024

Site Number: 40535541

Site Name: PARKS OF DEER CREEK ADDITION-5-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,970

Percent Complete: 100%

Land Sqft^{*}: 6,043

Land Acres^{*}: 0.1387

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:

SAMPSON EDWIN
SAMPSON TONYA

Primary Owner Address:

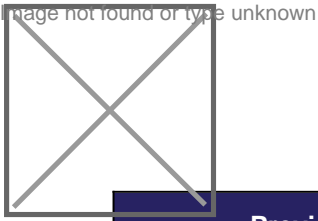
405 FAIRBROOK LN
EVERMAN, TX 76140-6568

Deed Date: 2/26/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207099584](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY/MONTEREY HOMES LP	9/28/2005	D205293484	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 ⁺
2025	\$297,973	\$60,000	\$357,973	\$357,973
2024	\$297,973	\$60,000	\$357,973	\$340,724
2023	\$336,720	\$40,000	\$376,720	\$309,749
2022	\$261,884	\$40,000	\$301,884	\$281,590
2021	\$218,441	\$40,000	\$258,441	\$255,991
2020	\$204,032	\$40,000	\$244,032	\$232,719

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.