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**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



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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 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<sup>+++</sup>:** 2,970

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,043

**Land Acres<sup>\*</sup>:** 0.1387

**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:**

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	<a href="#">D205293484</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	\$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.