



**Address:** [409 FAIRBROOK LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-5-3  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.5979228969  
**Longitude:** -97.3251882167  
**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 3

**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:** 5/1/2025

**Notice Value:** \$350,000

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

**Site Number:** 40535568

**Site Name:** PARKS OF DEER CREEK ADDITION-5-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,058

**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:**

NGUYEN BINH

NGUYEN VU

**Primary Owner Address:**

409 FAIRBROOK LN  
FORT WORTH, TX 76140-6568

**Deed Date:** 5/12/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209131930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN BINH;NGUYEN ETAL	3/25/2009	<a href="#">D209091552</a>	0000000	0000000
HSBC BANK USA NA	1/6/2009	<a href="#">D209015492</a>	0000000	0000000
ANDERSON MARY	6/1/2008	<a href="#">D208151219</a>	0000000	0000000
ANDERSON LISA COURTNEY;ANDERSON MARY	5/31/2008	<a href="#">D208170190</a>	0000000	0000000
ANDERSON MARY;ANDERSON R ANDERSON	10/7/2005	<a href="#">D205306222</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	6/16/2005	<a href="#">D205175642</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	\$290,000	\$60,000	\$350,000	\$350,000
2024	\$290,000	\$60,000	\$350,000	\$327,740
2023	\$333,000	\$40,000	\$373,000	\$297,945
2022	\$267,386	\$40,000	\$307,386	\$270,859
2021	\$223,054	\$40,000	\$263,054	\$246,235
2020	\$208,355	\$40,000	\$248,355	\$223,850

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.