



Address: [441 FAIRBROOK LN](#)
City: FORT WORTH
Georeference: 31741H-5-11
Subdivision: PARKS OF DEER CREEK ADDITION
Neighborhood Code: 4B012G

Latitude: 32.5979372598
Longitude: -97.3265526174
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 11

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

Protest Deadline Date: 5/24/2024

Site Number: 40535649

Site Name: PARKS OF DEER CREEK ADDITION-5-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,321

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:

SIMS CARLOS E

SIMS LYNNE A

Primary Owner Address:

12421 DOGWOOD SPRINGS CIR
KELLER, TX 76244

Deed Date: 11/12/2021

Deed Volume:

Deed Page:

Instrument: [D221338251](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FELTON ROBERT JR	5/16/2007	D207181780	0000000	0000000
WEATHERFORD RAMONA R	3/30/2006	D206101275	0000000	0000000
LENNAR HOMES OF TEXAS INC	3/30/2006	D206101264	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	7/19/2005	D205228099	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	\$245,675	\$60,000	\$305,675	\$305,675
2024	\$245,675	\$60,000	\$305,675	\$305,675
2023	\$277,368	\$40,000	\$317,368	\$317,368
2022	\$216,201	\$40,000	\$256,201	\$256,201
2021	\$180,697	\$40,000	\$220,697	\$220,697
2020	\$168,930	\$40,000	\$208,930	\$208,078

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

There are no exemptions for this property

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.