



**Address:** [420 FAIRBROOK LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-7-22  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.5983710168  
**Longitude:** -97.3256545883  
**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 7 Lot 22

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$278,182

**Protest Deadline Date:** 8/16/2024

**Site Number:** 40535908

**Site Name:** PARKS OF DEER CREEK ADDITION-7-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,766

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,775

**Land Acres<sup>\*</sup>:** 0.1325

**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:**

MELENDEZ JUAN

**Primary Owner Address:**

420 FAIRBROOK LN  
FORT WORTH, TX 76140

**Deed Date:** 5/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221155593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUPER PROPERTIES LLC	8/15/2013	<a href="#">D213233578</a>	0000000	0000000
KUPER MELISSA	4/25/2012	<a href="#">D212104706</a>	0000000	0000000
ADMINISTRATOR VETERANS AFFAIRS	1/19/2012	<a href="#">D212026747</a>	0000000	0000000
GMAC MORTGAGE CORP LLC	12/6/2011	<a href="#">D212045505</a>	0000000	0000000
ALLEN KEVIN;ALLEN TRACY	5/12/2008	<a href="#">D208184181</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	12/21/2005	<a href="#">D205387755</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	\$218,182	\$60,000	\$278,182	\$278,182
2024	\$218,182	\$60,000	\$278,182	\$268,014
2023	\$246,066	\$40,000	\$286,066	\$243,649
2022	\$181,499	\$40,000	\$221,499	\$221,499
2021	\$157,495	\$40,000	\$197,495	\$197,495
2020	\$150,642	\$40,000	\$190,642	\$190,642

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.