



**Address:** [2025 ALANBROOKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 16945-17-12R  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.6213135708  
**Longitude:** -97.2942822883  
**TAD Map:** 2060-344  
**MAPSCO:** TAR-106N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** HAMLET ADDITION-FORT WORTH Block 17 Lot 12R

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EVERMAN ISD (904)

**State Code:** A  
**Year Built:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41050401  
**Site Name:** HAMLET ADDITION-FORT WORTH-17-12R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,783  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,276  
**Land Acres<sup>\*</sup>:** 0.1899  
**Pool:** N

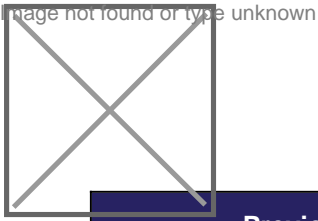
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
PEREZ FRANCISCO  
PEREZ MARIA MONTE  
**Primary Owner Address:**  
2025 ALANBROOKE DR  
FORT WORTH, TX 76140-5178

**Deed Date:** 2/10/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209037473](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	3/4/2008	<a href="#">D208088304</a>	0000000	0000000
DELARROCHA SERGIO GILDARDO	7/10/2007	<a href="#">D207283125</a>	0000000	0000000
BRENTGATE HOMES INC	11/27/2006	<a href="#">D207005237</a>	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2006	00000000000000	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	\$278,990	\$43,276	\$322,266	\$322,266
2024	\$278,990	\$43,276	\$322,266	\$322,266
2023	\$298,935	\$45,000	\$343,935	\$343,935
2022	\$228,336	\$35,000	\$263,336	\$263,336
2021	\$163,576	\$35,000	\$198,576	\$198,576
2020	\$164,689	\$35,000	\$199,689	\$199,689

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.