



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⁺⁺⁺: 1,783
Percent Complete: 100%
Land Sqft^{*}: 8,276
Land Acres^{*}: 0.1899
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:

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	D208088304	0000000	0000000
DELARROCHA SERGIO GILDARDO	7/10/2007	D207283125	0000000	0000000
BRENTGATE HOMES INC	11/27/2006	D207005237	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 ⁺
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.