



Address: [2004 ALANBROOKE DR](#)
City: FORT WORTH
Georeference: 16945-1R1-23
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6208122208
Longitude: -97.2952057459
TAD Map: 2060-344
MAPSCO: TAR-105R



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 1R1 Lot 23

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)

Site Number: 41050851
Site Name: HAMLET ADDITION-FORT WORTH-1R1-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,936
Percent Complete: 100%
Land Sqft^{*}: 5,663
Land Acres^{*}: 0.1300
Pool: N

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$325,942

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

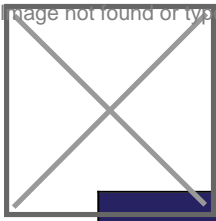
Current Owner:

RUFFIN RODNEY L

Primary Owner Address:

2004 ALANBROOKE DR
FORT WORTH, TX 76140-5177

Deed Date: 6/11/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209178939](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AURORA LOAN SERVICES LLC	2/3/2009	D209033661	0000000	0000000
FLOWERS ANDEEN A	3/30/2007	D207119506	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2006	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	\$291,964	\$33,978	\$325,942	\$231,620
2024	\$291,964	\$33,978	\$325,942	\$210,564
2023	\$312,894	\$45,000	\$357,894	\$191,422
2022	\$238,819	\$35,000	\$273,819	\$174,020
2021	\$170,866	\$35,000	\$205,866	\$158,200
2020	\$171,683	\$35,000	\$206,683	\$143,818

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.