



**Address:** [2032 ALANBROOKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 16945-1R1-30  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.6208492454  
**Longitude:** -97.2940804529  
**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 1R1 Lot 30

**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

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

**Notice Value:** \$318,533

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41050932

**Site Name:** HAMLET ADDITION-FORT WORTH-1R1-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,863

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

LYNCH CYNTHIA

**Primary Owner Address:**

2032 ALANBROOKE DR  
FORT WORTH, TX 76140-5177

**Deed Date:** 5/3/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222115428](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYNCH ADRIAN LYNCH;LYNCH CYNTHIA	7/8/2008	<a href="#">D208297953</a>	0000000	0000000
AURORA LOAN SERVICES LLC	12/4/2007	<a href="#">D207435803</a>	0000000	0000000
JOHNSTON JERRY	4/2/2007	<a href="#">D207126020</a>	0000000	0000000
BRENTGATE HOMES INC	11/28/2006	<a href="#">D207005241</a>	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 <sup>+</sup>
2025	\$288,533	\$30,000	\$318,533	\$227,471
2024	\$288,533	\$30,000	\$318,533	\$206,792
2023	\$309,160	\$45,000	\$354,160	\$187,993
2022	\$236,147	\$35,000	\$271,147	\$170,903
2021	\$169,173	\$35,000	\$204,173	\$155,366
2020	\$170,324	\$35,000	\$205,324	\$141,242

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.