



**Address:** [2036 ALANBROOKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 16945-1R1-31  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.6208441871  
**Longitude:** -97.2938967615  
**TAD Map:** 2060-344  
**MAPSCO:** TAR-106N



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

**PROPERTY DATA**

**Legal Description:** HAMLET ADDITION-FORT WORTH Block 1R1 Lot 31

**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:** 2006

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 41050940  
**Site Name:** HAMLET ADDITION-FORT WORTH-1R1-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,880  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,663  
**Land Acres<sup>\*</sup>:** 0.1300  
**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:**

EMILY P AND KEVIN V LLC

**Primary Owner Address:**

7235 BUCANERO DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 6/23/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220188199](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VU VIET NGUYEN AND KIMBERLY T NGUYEN LIVING TRUST	2/19/2018	<a href="#">D218043248</a>		
NGUYEN KIMBERLY	7/21/2009	<a href="#">D209202366</a>	0000000	0000000
T-UNIVERSAL CORP	1/1/2009	<a href="#">D209175334</a>	0000000	0000000
KHONG NINA HA;KHONG TOMMY	8/16/2008	<a href="#">D208420528</a>	0000000	0000000
KHONG NINA HA;KHONG TOMMY	8/15/2008	<a href="#">D208331594</a>	0000000	0000000
AURORA LOAN SERVICES LLC	4/11/2008	<a href="#">D208154352</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	3/4/2008	<a href="#">D208090615</a>	0000000	0000000
JOHNSTON JERRY	4/30/2007	<a href="#">D207156521</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	\$247,063	\$33,978	\$281,041	\$281,041
2024	\$247,063	\$33,978	\$281,041	\$281,041
2023	\$261,945	\$45,000	\$306,945	\$306,945
2022	\$213,000	\$35,000	\$248,000	\$248,000
2021	\$135,638	\$35,000	\$170,638	\$170,638
2020	\$169,312	\$35,000	\$204,312	\$204,312

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

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## Tarrant Appraisal District Property Information | PDF

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.