

Account Number: 02799030



Address: 1801 ALANBROOKE DR

City: FORT WORTH
Georeference: 39340-16-1

Subdivision: SOUTH CREEK 1ST FILING ADDN

Neighborhood Code: 1E030D

Latitude: 32.620506256 Longitude: -97.298660326 TAD Map: 2060-344

MAPSCO: TAR-105R





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

## PROPERTY DATA

Legal Description: SOUTH CREEK 1ST FILING

ADDN Block 16 Lot 1

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: 2003

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 02799030

Site Name: SOUTH CREEK 1ST FILING ADDN-16-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,657
Percent Complete: 100%

Land Sqft\*: 8,987 Land Acres\*: 0.2063

Pool: N

+++ Rounded

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



## **OWNER INFORMATION**

**Current Owner:** 

ESPINOSA ANDRES

MARTINEZ ESPINOSA RAQUEL

**Primary Owner Address:** 

8201 O BRIAN WAY

NORTH RICHLAND HILLS, TX 76180-5516

Deed Date: 3/27/2024

**Deed Volume:** 

Deed Page:

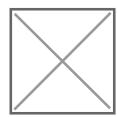
Instrument: <a href="D224051968">D224051968</a>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESPINOSA ANDRES	7/5/2012	D212164942	0000000	0000000
WELLS FARGO BANK NA	4/3/2012	D212107609	0000000	0000000
NEAL NORRIS;NEAL SHARON	3/19/2004	D204088517	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/26/2001	00147080000363	0014708	0000363
SZTAMENITS DIANNE H	5/18/2000	00147080000360	0014708	0000360
SAROSI JENO	5/10/1993	00110650000736	0011065	0000736
VISION BANC SAVINGS ASSN	12/1/1987	00091330000547	0009133	0000547
SOUTHFIELD JV I	5/15/1986	00085480001211	0008548	0001211
SOUTHFIELD DEV INC	2/3/1984	00000000000000	0000000	0000000
DAVIS JOHN;WOOD LARRY	12/31/1900	00000000000000	0000000	0000000
SOUTHFIELD DEVELOPEM	12/30/1900	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. <u>Tarrant County Tax Office Account Information</u>.

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Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$216,013	\$43,987	\$260,000	\$260,000
2023	\$262,163	\$45,000	\$307,163	\$307,163
2022	\$200,600	\$35,000	\$235,600	\$235,600
2021	\$144,119	\$35,000	\$179,119	\$179,119
2020	\$143,811	\$35,000	\$178,811	\$178,811

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.