



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.

* 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: [D224051968](#)

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. [Tarrant County Tax Office Account Information](#).



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.

+ 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.