

Property Information | PDF Account Number: 02799103



Address: 1825 ALANBROOKE DR

City: FORT WORTH
Georeference: 39340-16-7

Subdivision: SOUTH CREEK 1ST FILING ADDN

Neighborhood Code: 1E030D

**Latitude:** 32.6205403023 **Longitude:** -97.2973966928

**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 7

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:** 02799103

Site Name: SOUTH CREEK 1ST FILING ADDN-16-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,546
Percent Complete: 100%

Land Sqft\*: 7,523 Land Acres\*: 0.1727

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:** 

SIERRA ELISA

**GUERRERO-SIERRA FRANCISCO** 

**Primary Owner Address:** 

1825 ALANBROOKE FORT WORTH, TX 76140 **Deed Date: 8/2/2019** 

**Deed Volume:** 

Deed Page:

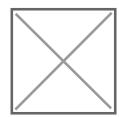
Instrument: D21918495

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIERRA JESUS G	7/25/2008	D208337443	0000000	0000000
BANCO POPULAR NORTH AMERICA	12/4/2007	D207444317	0000000	0000000
MERLIN GOMEZ ALMA M;MERLIN OSCAR	8/3/2004	D204246552	0000000	0000000
BRENTGATE HOMES INC	9/11/2003	D203354976	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 DEVELOPME	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	\$226,318	\$42,523	\$268,841	\$224,113
2023	\$242,418	\$45,000	\$287,418	\$203,739
2022	\$185,550	\$35,000	\$220,550	\$185,217
2021	\$133,379	\$35,000	\$168,379	\$168,379
2020	\$133,087	\$35,000	\$168,087	\$168,087

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

## **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.

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