



**Address:** [8324 CLEARBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 20726-21-29  
**Subdivision:** HULEN MEADOW ADDITION  
**Neighborhood Code:** 4S002E

**Latitude:** 32.6206735955  
**Longitude:** -97.3708545823  
**TAD Map:** 2036-344  
**MAPSCO:** TAR-103R



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

## PROPERTY DATA

**Legal Description:** HULEN MEADOW ADDITION  
Block 21 Lot 29

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

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

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

**Site Number:** 06276903

**Site Name:** HULEN MEADOW ADDITION-21-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,174

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,300

**Land Acres<sup>\*</sup>:** 0.1446

**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:**

SAPP ERIC  
COLEMAN JENNIFER J

**Deed Date:** 3/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217071011](#)

**Primary Owner Address:**

11703 MONTGOMERY CIR  
LONGMONT, CO 80504

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAPP LORI;SAPP MARK	11/27/1996	00125950002003	0012595	0002003
CENTEX REAL ESTATE CORP	1/2/1996	00122200000943	0012220	0000943
PRIDE PROPERTIES DEV	2/27/1991	00101860001398	0010186	0001398
LOMAS MTG USA INC	1/1/1991	00101390000476	0010139	0000476
BRIGHT BANC SAVINGS ASSN	12/1/1988	00094650000319	0009465	0000319
BRIGHT CAPITAL CORP	1/1/1988	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	\$0	\$0	\$0	\$0
2024	\$223,000	\$50,000	\$273,000	\$273,000
2023	\$220,000	\$50,000	\$270,000	\$270,000
2022	\$219,742	\$40,000	\$259,742	\$259,742
2021	\$156,151	\$40,000	\$196,151	\$196,151
2020	\$156,151	\$40,000	\$196,151	\$196,151

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.