



Address: [8316 CLEARBROOK DR](#)
City: FORT WORTH
Georeference: 20726-21-31
Subdivision: HULEN MEADOW ADDITION
Neighborhood Code: 4S002E

Latitude: 32.6210024311
Longitude: -97.3708091371
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 31

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: 1997

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06276938

Site Name: HULEN MEADOW ADDITION-21-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,699

Percent Complete: 100%

Land Sqft^{*}: 6,733

Land Acres^{*}: 0.1545

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:

NGUYEN LUAT

Primary Owner Address:

8316 CLEARBROOK DR
FORT WORTH, TX 76123-2402

Deed Date: 12/5/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206384256](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STAGNER JEFFREY L;STAGNER LISA J	11/13/2003	D203431789	0000000	0000000
CASTLEMAN CARRIE E;CASTLEMAN JOHN	3/24/1997	00127200002185	0012720	0002185
CENTEX REAL ESTATE CORP	8/24/1995	00120810000176	0012081	0000176
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$215,079	\$50,000	\$265,079	\$248,383
2023	\$229,443	\$50,000	\$279,443	\$225,803
2022	\$202,942	\$40,000	\$242,942	\$205,275
2021	\$146,614	\$40,000	\$186,614	\$186,614
2020	\$144,899	\$40,000	\$184,899	\$184,899

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

- 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.