



Address: [1836 ALANBROOKE DR](#)
City: FORT WORTH
Georeference: 16945-1R1-10
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6201170291
Longitude: -97.29719342
TAD Map: 2060-344
MAPSCO: TAR-105R



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

PROPERTY DATA

Legal Description: HAMLET ADDITION-FORT WORTH Block 1R1 Lot 10

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: 2004

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/15/2025

Site Number: 40305430

Site Name: HAMLET ADDITION-FORT WORTH-1R1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,358

Percent Complete: 100%

Land Sqft^{*}: 6,585

Land Acres^{*}: 0.1511

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:

SONIC START SERV LLC

Primary Owner Address:

40 N INTERSTATE 35 APT 1C4
AUSTIN, TX 78701

Deed Date: 2/25/2016

Deed Volume:

Deed Page:

Instrument: [D216049688](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN REAL ESTATE INV LLC	8/24/2015	D215222155		
HSBC BANK USA TR	4/7/2015	D215082257		
RODGERS CHRISDIAN;RODGERS DEMETR	8/10/2004	D204255903	0000000	0000000
BRENTGATE HOMES INC	12/9/2003	D203458903	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2003	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	\$185,490	\$39,510	\$225,000	\$225,000
2023	\$220,000	\$45,000	\$265,000	\$265,000
2022	\$162,174	\$35,000	\$197,174	\$197,174
2021	\$104,384	\$35,000	\$139,384	\$139,384
2020	\$104,384	\$35,000	\$139,384	\$139,384

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.