



**Address:** [1840 ALANBROOKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 16945-1R1-11  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.620133966  
**Longitude:** -97.2970200421  
**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 11

**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:** 40305449

**Site Name:** HAMLET ADDITION-FORT WORTH-1R1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,646

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,634

**Land Acres<sup>\*</sup>:** 0.1522

**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:**  
PORTILLO ANA KAREN  
**Primary Owner Address:**  
1840 ALANBROOKE DR  
FORT WORTH, TX 76140

**Deed Date:** 4/29/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219092935](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TORRICES ILUMINADA A REVOCABLE LIVING TRUST	12/16/2018	<a href="#">D219085641</a>		
TORRICES ILUMINADA A	12/22/2017	<a href="#">D217298660</a>		
TORRICES ILUMINADA A REVOCABLE LIVING TRUST	3/1/2006	<a href="#">D206071520</a>		
TORRICES ILUMINADA	12/8/2004	00000000000000	0000000	0000000
TORRICES A U;TORRICES ILUMINADA	5/12/2004	<a href="#">D204166325</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$219,196	\$39,804	\$259,000	\$259,000
2023	\$219,000	\$45,000	\$264,000	\$264,000
2022	\$181,665	\$35,000	\$216,665	\$216,665
2021	\$136,249	\$35,000	\$171,249	\$171,249
2020	\$142,636	\$35,000	\$177,636	\$177,636

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

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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.