



**Address:** [8213 SOUTHBROOK CIR](#)  
**City:** FORT WORTH  
**Georeference:** 3916-1-40  
**Subdivision:** BROOKWOOD PARK  
**Neighborhood Code:** 1E060A

**Latitude:** 32.6295255431  
**Longitude:** -97.3265461874  
**TAD Map:** 2048-348  
**MAPSCO:** TAR-105J



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

## PROPERTY DATA

**Legal Description:** BROOKWOOD PARK Block 1  
Lot 40

**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:** None

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

**Site Number:** 40482421

**Site Name:** BROOKWOOD PARK-1-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,216

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,099

**Land Acres<sup>\*</sup>:** 0.1400

**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:**

SALAS CALZADA JOVANY ADOLFO  
SALAS EDGAR FELIX

**Primary Owner Address:**

8213 SOUTHBROOK CIR  
FORT WORTH, TX 76134

**Deed Date:** 2/6/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225023387](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACOUR FRANCES M	6/7/2016	<a href="#">D216123876</a>		
LEE DONNIE R;LEE L V ABLES EST	2/11/2005	<a href="#">D205046878</a>	0000000	0000000
MORITZ INVESTMENTS LTD	1/1/2004	000000000000000	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	\$256,873	\$35,000	\$291,873	\$281,763
2023	\$272,497	\$35,000	\$307,497	\$256,148
2022	\$223,714	\$35,000	\$258,714	\$232,862
2021	\$176,693	\$35,000	\$211,693	\$211,693
2020	\$168,537	\$35,000	\$203,537	\$203,537

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.