

LOCATION

Account Number: 40482421

Address: 8213 SOUTHBROOK CIR

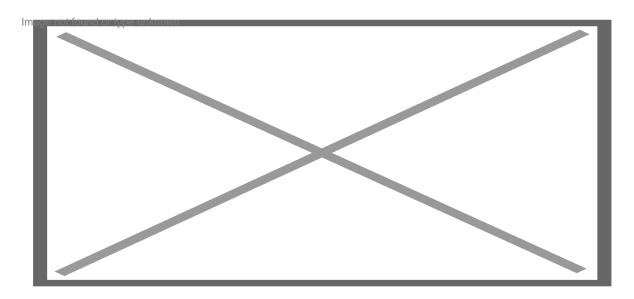
City: FORT WORTH
Georeference: 3916-1-40

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+++: 2,216
Percent Complete: 100%

Land Sqft*: 6,099 Land Acres*: 0.1400

Pool: N

+++ Rounded

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^{*} 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

Deed Date: 2/6/2025

SALAS EDGAR FELIX

Primary Owner Address:

Deed Volume:

Deed Page:

8213 SOUTHBROOK CIR
FORT WORTH, TX 76134 Instrument: D225023387

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACOUR FRANCES M	6/7/2016	D216123876		
LEE DONNIE R;LEE L V ABLES EST	2/11/2005	D205046878	0000000	0000000
MORITZ INVESTMENTS LTD	1/1/2004	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	\$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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.