



**Address:** [8217 SOUTHBROOK CIR](#)  
**City:** FORT WORTH  
**Georeference:** 3916-1-41  
**Subdivision:** BROOKWOOD PARK  
**Neighborhood Code:** 1E060A

**Latitude:** 32.6293695771  
**Longitude:** -97.3266033433  
**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 41

**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:** 40482448

**Site Name:** BROOKWOOD PARK-1-41

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,273

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,277

**Land Acres<sup>\*</sup>:** 0.1900

**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:**  
NEWHARD ROY A  
**Primary Owner Address:**  
PO BOX 6237  
FORT WORTH, TX 76115

**Deed Date:** 3/8/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205068435](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	10/12/2004	<a href="#">D204325637</a>	0000000	0000000
MORITZ INVESTMENTS LTD	1/1/2004	0000000000000000	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	\$258,920	\$35,000	\$293,920	\$272,579
2023	\$274,685	\$35,000	\$309,685	\$247,799
2022	\$225,456	\$35,000	\$260,456	\$225,272
2021	\$178,006	\$35,000	\$213,006	\$204,793
2020	\$169,774	\$35,000	\$204,774	\$186,175

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.