



Address: [2009 ALANBROOKE DR](#)
City: FORT WORTH
Georeference: 16945-17-8R
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6213095311
Longitude: -97.2950361274
TAD Map: 2060-344
MAPSCO: TAR-106N



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

PROPERTY DATA

Legal Description: HAMLET ADDITION-FORT WORTH Block 17 Lot 8R

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: 2015

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (0088)N

Protest Deadline Date: 5/15/2025

Site Number: 41050355

Site Name: HAMLET ADDITION-FORT WORTH-17-8R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,849

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:
PROGRESS RESIDENTIAL BORROWER 13 LLC
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 2/21/2020
Deed Volume:
Deed Page:
Instrument: [D220045524](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROGRESS DALLAS LLC	12/9/2019	D219284067		
MONTEIRO DIANNE	3/27/2015	D215063261		
EVERMAN HOMES LLC	1/3/2013	D213134498	0000000	0000000
WOODHAVEN NATIONAL BANK	1/1/2013	D213123750	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2006	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	\$257,288	\$42,405	\$299,693	\$299,693
2023	\$265,000	\$45,000	\$310,000	\$310,000
2022	\$215,000	\$35,000	\$250,000	\$250,000
2021	\$142,429	\$35,000	\$177,429	\$177,429
2020	\$150,000	\$35,000	\$185,000	\$185,000

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.