



Address: [1916 ALANBROOKE DR](#)
City: FORT WORTH
Georeference: 16945-1R1-17
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6204446812
Longitude: -97.2960688394
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 17

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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41050797

Site Name: HAMLET ADDITION-FORT WORTH-1R1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,482

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

KIMBLE KANDANCE K

Primary Owner Address:

1916 ALANBROOKE DR
FORT WORTH, TX 76140

Deed Date: 6/26/2017

Deed Volume:

Deed Page:

Instrument: [D217146302](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOR WALL HOMES LLC	1/29/2016	D216022360		
GLOBAL UNIVERSAL INC	12/23/2015	D215286334		
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	\$237,755	\$36,588	\$274,343	\$231,981
2023	\$254,081	\$45,000	\$299,081	\$210,892
2022	\$194,104	\$35,000	\$229,104	\$191,720
2021	\$139,291	\$35,000	\$174,291	\$174,291
2020	\$143,297	\$35,000	\$178,297	\$173,494

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.