



Address: [2012 ALANBROOKE DR](#)
City: FORT WORTH
Georeference: 16945-1R1-25
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6208652287
Longitude: -97.2948953839
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 1R1 Lot 25

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: 2006

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00000)

Protest Deadline Date: 5/15/2025

Site Number: 41050886

Site Name: HAMLET ADDITION-FORT WORTH-1R1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,472

Percent Complete: 100%

Land Sqft^{*}: 4,792

Land Acres^{*}: 0.1100

⁺⁺⁺ 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	9/16/2019	D219209896		
2012 ALANBROOKE TRUST	6/8/2011	D211302716	0000000	0000000
NGUYEN MONICA	6/7/2011	D211154703	0000000	0000000
AURORA LOAN SERVICES LLC	3/1/2011	D211054507	0000000	0000000
STATEN WOODY JR	3/27/2007	D207116420	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	\$216,248	\$28,752	\$245,000	\$245,000
2023	\$226,000	\$45,000	\$271,000	\$271,000
2022	\$168,000	\$35,000	\$203,000	\$203,000
2021	\$115,204	\$35,000	\$150,204	\$150,204
2020	\$131,519	\$35,000	\$166,519	\$166,519

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.