



LOCATION

Address: [1817 ALANBROOKE DR](#)
City: FORT WORTH
Georeference: 39340-16-5
Subdivision: SOUTH CREEK 1ST FILING ADDN
Neighborhood Code: 1E030D

Latitude: 32.6204900872
Longitude: -97.2977967887
TAD Map: 2060-344
MAPSCO: TAR-105R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH CREEK 1ST FILING
ADDN Block 16 Lot 5

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: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02799073

Site Name: SOUTH CREEK 1ST FILING ADDN-16-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,347

Percent Complete: 100%

Land Sqft^{*}: 7,344

Land Acres^{*}: 0.1685

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:

TEXAS FENCES LLC

Primary Owner Address:

466 FOOTHILL BLVD # 366
LA CANADA FLINTRIDGE, CA 91011

Deed Date: 3/1/2019

Deed Volume:

Deed Page:

Instrument: [D219070892](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRISON TYLER	4/4/2018	D218070833		
JOY A & MARY J MATTATHIL REV TRUST	9/17/2016	D216219109		
MATTATHIL JOY	10/12/2007	D207369633	0000000	0000000
SECRETARY OF HUD	2/9/2007	D207186006	0000000	0000000
CITIMORTGAGE INC	2/6/2007	D207052142	0000000	0000000
GRIFIN CHARECE R	3/22/2004	D204095667	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/26/2001	00147080000363	0014708	0000363
SZTAMENITS DIANNE H	5/18/2000	00147080000360	0014708	0000360
SAROSI JENO	5/10/1993	00110650000736	0011065	0000736
VISION BANC SAVINGS ASSOC	12/1/1987	00091330000547	0009133	0000547
SOUTHFIELD JV I	5/15/1986	00085480001211	0008548	0001211
SOUTHFIELD DEV INC	2/3/1984	00000000000000	0000000	0000000
DAVIS JOHN;WOOD LARRY	12/31/1900	00000000000000	0000000	0000000
SOUTHFIELD DEVELOPME	12/30/1900	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	\$208,764	\$42,344	\$251,108	\$251,108
2023	\$223,580	\$45,000	\$268,580	\$268,580
2022	\$171,260	\$35,000	\$206,260	\$206,260
2021	\$123,260	\$35,000	\$158,260	\$158,260
2020	\$127,077	\$35,000	\$162,077	\$162,077

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.