



## LOCATION

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**Address:** [3617 CLEAR BROOK CIR](#)  
**City:** FORT WORTH  
**Georeference:** 20726-7-23  
**Subdivision:** HULEN MEADOW ADDITION  
**Neighborhood Code:** 4S002B

**Latitude:** 32.6273518767  
**Longitude:** -97.3732281531  
**TAD Map:** 2036-348  
**MAPSCO:** TAR-103M



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** HULEN MEADOW ADDITION  
Block 7 Lot 23

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05910404

**Site Name:** HULEN MEADOW ADDITION-7-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,648

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,080

**Land Acres<sup>\*</sup>:** 0.1625

**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

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**Current Owner:**

TURNER JACQUELYN D

**Primary Owner Address:**

3617 CLEAR BROOK CIR  
FORT WORTH, TX 76123

**Deed Date:** 10/24/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216263290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL RICHARD JR;CAMPBELL S	10/26/2005	<a href="#">D205325284</a>	0000000	0000000
COSCIA CARLA G	8/3/2001	00150710000183	0015071	0000183
DAVIS ROBERT P;DAVIS SHARLA	7/8/1996	00124490000296	0012449	0000296
MCKILLOP BRAD A;MCKILLOP MARCIA K	9/9/1987	00090700001178	0009070	0001178
STEVE HAWKINS CONSTR CO INC	4/6/1987	00089080002302	0008908	0002302
HULEN MEADOW JV	1/1/1985	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$211,523	\$50,000	\$261,523	\$246,051
2023	\$222,121	\$50,000	\$272,121	\$223,683
2022	\$188,047	\$40,000	\$228,047	\$203,348
2021	\$150,393	\$40,000	\$190,393	\$184,862
2020	\$128,056	\$40,000	\$168,056	\$168,056

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.