



LOCATION

Address: [1816 ALANBROOKE DR](#)
City: FORT WORTH
Georeference: 16945-1R1-5
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6200206256
Longitude: -97.2980398958
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: HAMLET ADDITION-FORT WORTH Block 1R1 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: 40305384

Site Name: HAMLET ADDITION-FORT WORTH-1R1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,288

Percent Complete: 100%

Land Sqft^{*}: 6,513

Land Acres^{*}: 0.1495

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:

EDMOND ERIC

EDMOND CHRISTY

Primary Owner Address:

1816 ALANBROOKE DR
FORT WORTH, TX 76140

Deed Date: 5/24/2021

Deed Volume:

Deed Page:

Instrument: [D221153600](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHEAT CHRISTY L	2/20/2004	D204059310	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2003	000000000000000	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	\$203,748	\$39,078	\$242,826	\$161,756
2023	\$218,184	\$45,000	\$263,184	\$147,051
2022	\$167,212	\$35,000	\$202,212	\$133,683
2021	\$120,452	\$35,000	\$155,452	\$121,530
2020	\$120,165	\$35,000	\$155,165	\$110,482

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.