



## LOCATION

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**Address:** [2017 ALANBROOKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 16945-17-10R  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.6212913123  
**Longitude:** -97.2946776383  
**TAD Map:** 2060-344  
**MAPSCO:** TAR-106N



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:** HAMLET ADDITION-FORT WORTH Block 17 Lot 10R

**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)

**Site Number:** 41050371  
**Site Name:** HAMLET ADDITION-FORT WORTH-17-10R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,684  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,970  
**Land Acres<sup>\*</sup>:** 0.1600  
**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

OMRR REAL ESTATE LLC

**Primary Owner Address:**

7013 SAN ANTONIO DR  
FORT WORTH, TX 76131

**Deed Date:** 11/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220314005](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARDS MARIA;RICHARDS OBRIAN	4/20/2010	<a href="#">D210097003</a>	0000000	0000000
US BANK NATIONAL	1/5/2010	<a href="#">D210006987</a>	0000000	0000000
COLE VALERIE	11/17/2006	<a href="#">D206375128</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$234,809	\$41,820	\$276,629	\$276,629
2023	\$259,000	\$45,000	\$304,000	\$304,000
2022	\$187,000	\$35,000	\$222,000	\$222,000
2021	\$131,035	\$35,000	\$166,035	\$166,035
2020	\$131,035	\$35,000	\$166,035	\$166,035

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.