



**Address:** [1725 QUEEN ST](#)  
**City:** FORT WORTH  
**Georeference:** 3620-F-11  
**Subdivision:** BROAD ACRES  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7530202975  
**Longitude:** -97.2484857568  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-079B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROAD ACRES Block F Lot 11

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00289418

**Site Name:** BROAD ACRES-F-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,569

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,266

**Land Acres<sup>\*</sup>:** 0.1668

**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

**Current Owner:**

SUTTON KATHERINE

**Primary Owner Address:**

1725 QUEEN ST  
FORT WORTH, TX 76103

**Deed Date:** 9/21/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222015618CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRECKENRIDGE PROPERTY FUND 2016 LLC	3/30/2021	<a href="#">D221086514</a>		
HENDRICKSON ELAINE H;HENDRICKSON J B	8/16/2001	00150870000137	0015087	0000137
PEABODY LARRY B;PEABODY MARTHA G	4/25/1984	00078080000939	0007808	0000939
KARPATHY CORP	4/14/1983	00074870000528	0007487	0000528

## 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	\$246,032	\$21,798	\$267,830	\$267,830
2024	\$246,032	\$21,798	\$267,830	\$267,830
2023	\$247,258	\$21,798	\$269,056	\$269,056
2022	\$199,286	\$30,000	\$229,286	\$229,286
2021	\$156,511	\$30,000	\$186,511	\$159,925
2020	\$127,338	\$30,000	\$157,338	\$145,386

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.