



**Address:** [3113 KAREN ST](#)  
**City:** FORT WORTH  
**Georeference:** 3640-16-15  
**Subdivision:** BROADMOOR ADDITION-FORT WORTH  
**Neighborhood Code:** M4W06B

**Latitude:** 32.7279152619  
**Longitude:** -97.4516347399  
**TAD Map:** 2012-384  
**MAPSCO:** TAR-073L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROADMOOR ADDITION-FORT WORTH Block 16 Lot 15

**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:** B

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** HOME TAX SHIELD (12108)

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

**Site Number:** 00292788

**Site Name:** BROADMOOR ADDITION-FORT WORTH-16-15

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,164

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**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:**

LAM WILLIAM

**Primary Owner Address:**

5436 CENTERIDGE LN  
MCKINNEY, TX 75071

**Deed Date:** 10/18/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219242665](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARK PAULA GONELLA;PARK WILLIAM	5/17/2007	<a href="#">D207180638</a>	0000000	0000000
BUCHANAN LARRY;BUCHANAN SANDRA B	4/21/2006	<a href="#">D206123540</a>	0000000	0000000
BROOKS ED	4/14/2005	<a href="#">D205221041</a>	0000000	0000000
LAND ROVER LTD	1/4/1990	00098060001430	0009806	0001430
RYAN MORTGAGE CO	12/31/1900	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 <sup>+</sup>
2025	\$310,050	\$15,000	\$325,050	\$325,050
2024	\$310,050	\$15,000	\$325,050	\$325,050
2023	\$305,000	\$15,000	\$320,000	\$320,000
2022	\$206,141	\$15,000	\$221,141	\$221,141
2021	\$222,334	\$15,000	\$237,334	\$237,334
2020	\$223,617	\$15,000	\$238,617	\$238,617

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.