



Address: [5804 YEARY ST](#)
City: SANSOM PARK
Georeference: 3660-7-13
Subdivision: BROADVIEW ACRES
Neighborhood Code: 2C030C

Latitude: 32.8081546857
Longitude: -97.4082583495
TAD Map: 2024-412
MAPSCO: TAR-046Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROADVIEW ACRES Block 7
Lot 13

Jurisdictions:

CITY OF SANSOM PARK (039)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00296449

Site Name: BROADVIEW ACRES-7-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,150

Percent Complete: 100%

Land Sqft^{*}: 14,881

Land Acres^{*}: 0.3416

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:

VILLAREAL JUAN CONTRERAS
HERNANDEZ ANA L AVELAR

Primary Owner Address:

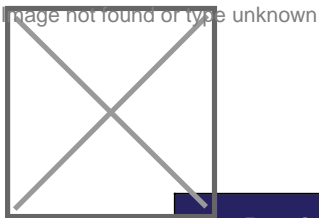
5804 YEARY ST
RIVER OAKS, TX 76114

Deed Date: 11/10/2023

Deed Volume:

Deed Page:

Instrument: [D223203401](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|------------|----------------------------|-------------|-----------|
| ESPINOZA HECTOR | 4/14/2023 | D223065016 | | |
| JACOBS NANCY RUTH | 7/14/1995 | 00120740000334 | 0012074 | 0000334 |
| JACOBS STANLEY KEITH | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$127,930 | \$69,762 | \$197,692 | \$197,692 |
| 2024 | \$127,930 | \$69,762 | \$197,692 | \$197,692 |
| 2023 | \$127,817 | \$69,762 | \$197,579 | \$103,321 |
| 2022 | \$111,363 | \$44,941 | \$156,304 | \$93,928 |
| 2021 | \$102,105 | \$15,000 | \$117,105 | \$85,389 |
| 2020 | \$90,969 | \$15,000 | \$105,969 | \$77,626 |

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.