



**Address:** [5817 YEARY ST](#)  
**City:** SANSOM PARK  
**Georeference:** 3660-8-7  
**Subdivision:** BROADVIEW ACRES  
**Neighborhood Code:** 2C030C

**Latitude:** 32.8075297924  
**Longitude:** -97.409040821  
**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 8  
Lot 7

**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:** 1950  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$213,808  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00296627  
**Site Name:** BROADVIEW ACRES-8-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,446  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,179  
**Land Acres<sup>\*</sup>:** 0.3255  
**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:**  
ARROYO JUAN EULALIO  
**Primary Owner Address:**  
5817 YEARY ST  
FORT WORTH, TX 76114

**Deed Date:** 9/14/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218273309](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARROYO JUAN;ARROYO M C SALAZAR	9/1/2004	<a href="#">D204294263</a>	0000000	0000000
WELLS FARGO HOME MTG INC	4/6/2004	<a href="#">D204107792</a>	0000000	0000000
BLAND TIMOTHY WILLIAM	3/31/2000	00142890000353	0014289	0000353
HAMBLIN ELMO NELSON	8/18/1998	00140750000086	0014075	0000086
HAMBLIN ELMO NELSON;HAMBLIN M F	12/31/1900	00035220000190	0003522	0000190

## 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	\$145,450	\$68,358	\$213,808	\$172,611
2024	\$145,450	\$68,358	\$213,808	\$156,919
2023	\$151,861	\$68,358	\$220,219	\$142,654
2022	\$130,854	\$44,238	\$175,092	\$129,685
2021	\$118,994	\$15,000	\$133,994	\$117,895
2020	\$105,685	\$15,000	\$120,685	\$107,177

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.