



**Address:** [1305 W BROADUS ST](#)  
**City:** FORT WORTH  
**Georeference:** 20610-6-11  
**Subdivision:** HUBBARD HIGHLANDS ADDITION  
**Neighborhood Code:** 4T930P

**Latitude:** 32.6834119292  
**Longitude:** -97.3390337034  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-090M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUBBARD HIGHLANDS  
ADDITION Block 6 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:** 1955

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$163,209

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

**Site Number:** 01365010

**Site Name:** HUBBARD HIGHLANDS ADDITION-6-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 901

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

BUENDIA MIGUEL  
BUENDIA ALMA

**Primary Owner Address:**

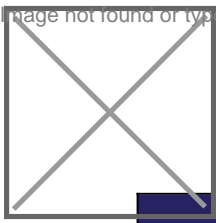
1305 W BROADUS AVE  
FORT WORTH, TX 76115-2375

**Deed Date:** 8/28/1996

**Deed Volume:** 0012496

**Deed Page:** 0000993

**Instrument:** 00124960000993



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASON ARCHIE	5/30/1996	00123900001923	0012390	0001923
CUNNINGHAM CLEVE	6/26/1991	00103110000566	0010311	0000566
HALL RICHARD D ETAL	6/17/1986	00085820000036	0008582	0000036
BRUST NANNIE MAE MCNAIRY	6/16/1986	00085790000034	0008579	0000034
HILL JAMES;HILL WILLIAM	1/25/1985	00081020000112	0008102	0000112
MCNAIRY;MCNAIRY D H	12/31/1900	00028580000048	0002858	0000048

## 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	\$121,209	\$42,000	\$163,209	\$117,128
2024	\$121,209	\$42,000	\$163,209	\$106,480
2023	\$116,655	\$42,000	\$158,655	\$96,800
2022	\$109,474	\$20,000	\$129,474	\$88,000
2021	\$60,000	\$20,000	\$80,000	\$80,000
2020	\$60,000	\$20,000	\$80,000	\$77,788

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.