



**Address:** [1200 BROAD AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34565-30-5  
**Subdivision:** RIVERCREST ADDITION  
**Neighborhood Code:** 4C110B

**Latitude:** 32.746730214  
**Longitude:** -97.3891848225  
**TAD Map:** 2030-392  
**MAPSCO:** TAR-075B



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIVERCREST ADDITION Block  
30 Lot 5

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00844)

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

**Notice Value:** \$2,175,420

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

**Site Number:** 02451069  
**Site Name:** RIVERCREST ADDITION-30-5  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 2  
**Approximate Size+++:** 0  
**Percent Complete:** 0%  
**Land Sqft\*:** 131,565  
**Land Acres\*:** 3.0203  
**Pool:** N

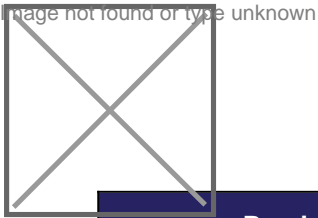
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
1200 BROAD LLC  
**Primary Owner Address:**  
201 MAIN ST STE 3200  
FORT WORTH, TX 76102-3134

**Deed Date:** 4/9/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213093374](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON SHEILA BRODERICK ETAL	1/6/2013	000000000000000	0000000	0000000
STEVENSON RUTH CARTER EST	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	\$0	\$1,957,878	\$1,957,878	\$1,957,878
2024	\$0	\$2,119,000	\$2,119,000	\$2,119,000
2023	\$0	\$2,119,000	\$2,119,000	\$2,119,000
2022	\$0	\$1,578,780	\$1,578,780	\$1,578,780
2021	\$0	\$1,505,341	\$1,505,341	\$1,505,341
2020	\$0	\$1,315,650	\$1,315,650	\$1,315,650

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.